

**DRAFT 2020 COMPREHENSIVE PLAN
PUBLIC & INTERGOVERNMENTAL
COLLECTIVE COMMENTS
10.13.2020**

The City of New Castle *Draft 2020 Comprehensive Plan* was released on August 12, 2020 to the public for review and a request to provide written comments for consideration into the Plan no later than October 12, 2020. A written comment form was developed and released with a website link to the draft plan. The draft plan was also sent released for intergovernmental review to the Municipal Services Commission, City Engineer, New Castle County, WILMAPCO, and the City of Wilmington. This document also reflects the collective written comments from all participants to include the October 13, 2020 Public Hearing.

#	PAGE CHAPTER PARAGRAPH	PUBLIC COMMENTS RECEIVED
1		<p>Parkway Gravel, Inc. owns property within the City of New Castle, including the northern regions of the municipality along the Delaware River Waterfront. Understanding that the City is on the cusp of completing an updated Comprehensive Plan and is now accepting public comment on a draft of that document, we would like to offer the following:</p> <p>Parkway Gravel wishes to express interest in reconsidering the land use for at least a portion of Tax Parcel No. 2102200002 from Industrial Office Park designation to a land use that permits a variety of uses, including residential. With the recent change in the office market we have come to realize that our space at Riveredge, which is most suitably an office space (or campus), is no longer a feasible, economic option. After much thought and consideration Parkway Gravel has concluded the only other use of the space is warehousing or something residential (apartments, townhomes, etc.). Warehousing is an option that would not utilize the full potential of the space and its breathtaking scenery.</p> <p>In our opinion, this parcel’s location along the Delaware River offers an opportunity to create a unique residential neighborhood that compliments the surrounding uses and takes full advantage of the spectacular view of the Delaware Memorial Bridge and the river itself. With creative landscaping and good planning that highlights and enhances access to the water, a multifaceted residential community can become an asset to the City of New Castle. To illustrate our vision we are attaching a series of concept sketches and look forward to discussing this with the City.</p>
2	36 4 2 & 3	<p>Parkway Gravel, Inc. hopes to designate a different land use for the space at Riveredge to be of a more mixed use style. The general concept we have come up with is one that supports this modern idea to mix residential with commercial. We hope to have buildings in our neighborhood that would promote local business within it. By having businesses not only within our neighborhood, but surrounding it walkability is naturally being promoted to those who may be encouraged to work close to home. Furthermore, because of the way we intend to design the neighborhood it would promote this concept of walkable living and neighborliness.</p>
3	39 4 Map 4	<p>Map 4 shows our property at Riveredge zoned IOP. We hope to have at least a portion of the Tax Parcel: 2102200002 to a land use that would allow us to develop this portion of the parcel into a mixed-use neighborhood.</p>
4	92 9 4	<p>Similarly, to the previous comment, we hope to have at least a portion of Riveredge’s land use reclassified. Which would allow for us to develop the land into the mixed use neighborhood on the Delaware River.</p>
5	94 9 Goal 1 (G9-1)	<p>This goal mentions incorporating detailed urban design into the City. Our proposed idea of a mixed-use neighborhood is one that not only would provide urban design, but would also assure for a high-quality new development on the river that would attract all types of new residents into the City of New Castle.</p>

6	111 11 Table 27	Table 27 is a very interesting and valuable piece of information for us to comment on. The table shows that there is a projected 2,078 housing units that will be needed in 2030 in the City of New Castle. Which is noted to be about 530 units shy of what the city assumes will be needed. Our concept plan is already showing to have a total of 502 units (mix of townhomes, apartments and single-family homes). This would provide the City with the needed housing to allow for the economic growth they are hoping to see over the next ten years.
7	7 1 n/p	2016 Comprehensive Plan Amendment regarding Parcel 2101300001 was sent to PLUS for review but was ultimately rejected by Council. Ordinance 508 failed https://newcastlecity.delaware.gov/files/2017/01/16-12-13-Minutes-CC-Regular-Meeting.pdf
8	23 3 3	Mayor and Council second and new third sentence should read: The Council is the legislative and policy-making branch, charged with passing laws in the form of ordinances and establishing policies, as well as creating and administering the budget. The City Administrator is appointed by the City Council and oversees the operations of the city.
9	25 3 n/p	Health and Housing Department: City Code Officer no longer chairs Board of Health—see Bill Barthel comments
10	26 3 n/p	Police: Organization has changed. See Bill Barthel comments
11	28 n/p 1	Fire: Goodwill provides fire protection for most of the City of New Castle.
12	33 n/p 1	Education: The private schools listed are within or near city. Harvest and Classical are right outside city boundaries
13	39 n/p Map	In cooperation with property owner, consider re-zoning Little League fields, Bellanca, parking lot and other vacant lands OS&R to provide space for recreation center
14	64	G6-9: Refer to flooding at both south and north Route 9
15	98 DDD Plan Photo	Should show 2019 plan cover
16	70	Truck Traffic Study: Delete sentence or say was rejected due to safety concerns : “Potential solutions include a reduction of the truck speed limit to 15 miles per hour in the Dobbinsville vicinity (City limits to Washington Street).” NOTE: This option not selected by Council due to safety concerns from 25 mph cars trying to pass 15 mph trucks.
17	103	DDD consultant Rick Ferrell just completed an analysis of potential business opportunities in our area; will send document separately
18	112 S11-2(a, b & c)	Code enforcement for all properties is important—no reason to say “particularly for MF housing units.” Communications of code requirements good but don’t specify mechanism (brochure). Support home ownership but moratorium on SF to MF housing conversions seems extreme. For instance, conversions could help fund renovation of a large SF home into two condo units—otherwise property might remain vacant.
19	112 S11-5	Seems superfluous. City is required to maintain incentives to maintain DDD designation.

20	117	Resilient Community Partnership Plan went through 2018 (publication)
21	124 Storm Sewer	Check with Bill—I think plans for storm sewer from Strand to River were modified
22	126 Inventory	Should be labeled as “New Castle Elementary School” (not Middle)
23	127	Add East Coast Greenway which goes through New Castle. https://www.greenway.org . I don’t think the Coastal Heritage Greenway is supported or promoted—replaced by Delaware Bayshore Byway. Penn Farm Trail to Farmers Market needs to be referenced in addition to future School Lane trail circling Penn Farm. Markell Trail used for transportation to/from NC/Wilmington—planned spurs to City of Newport, Commons Boulevard. Also plans to link to Christiana Mall via Penn Farm Trail. City of New Castle is a Coalition Supporter for Future Trails of Northern Delaware https://www.delawaregreenways.org/future-trails-of-northern-delaware/
24	129 G13-2/S13-2	Add small park on Brylgon Avenue (at road stub from Moore’s Lane)
25	130 Several	State will build fishing pier and parking lot at Dobbinsville Beach on City/Trust land with City providing some services (e.g. trash pickup). Project approved and funded—schedule TBD
26	Cultural or Recreation?	Mention Kalmar Nyckle since we are one of her two Delaware ports. https://kalmarnyckel.org/dy.asp?p=71
27	30 3	Remove (shown at left)
28	30 3	NCCP-Remove , after Partnership; add (NCCP) after name; reword 3 rd sentence; remove further
29	31 3	Lions Club last paragraph – capitalize New Castle and Battery Park
30	31 & 32 3	Sailing Club – change “our” to “their” for consistency
31	35 3 Goals & Strategies	Recommendation: Eliminate Goals & Strategies in Chapter 3. Neither seem to fit here and are stated more clearly in Chapters 1 and 4.. G3-1 “Review and update the Land Use and Development Process and related strategy” is covered in much greater detail in Goals & Strategies of Chapter 4 – Land Use. The Buyer & Realtor Info Pkg is a carry over from previous plan. With info on City website & internet I don’t believe this is needed. G3-2 “Create a long-term strategic plan with associated financial accrual plan that will serve as an ongoing resource and administered by an appointed person/persons.” Is a repeat of goals and strategies from Chapter 1.
32	37 4	Replace comma with period and new sentence after 2013 and after river
33	38 4	Remove captured
34	40 4	R-2 – Remove “are allowed”
35	47 G4-6	G4-6 - ...process, “including” applicable fees...
36	71 & 72 7	Bayshore Byway – Paragraph “With approval...” is repeated

37	74 & 75 7	Rt 9 Master Plan – redundancy in words in 1 st two paragraphs
38	87 8	Stonum – Reword 2 nd and 4 th sentences
39	95 G9-1	G9-1 – Remove “that”
40	96 S9-1	S9-1 c and d – Spell out “Downtown Development District”
41	104 G10-1	Eliminate 2 nd sentence. Add “including lost retail to first sentence”
42	82-83 8	Add a map of the Historic District showing boundaries
43	113 S11-4C	Reword? Unsure of intent.
44	119 12	Website change – www.de.gov/sustainablecommunities
45	121 12	Riverine?
46	122 12	Reword 1 st sentence “will have recommendations to be considered for the updated plan.”
47	122 12	Define BMP
48	123 12	Change “seal level rise” to “sea level rise”
49	125 12	Change “Several of the goals and strategies overlap in the Resilient Community Partnership Plan and this Comprehensive Plan...”
50	126 S12-3	Don’t understand S12-3(a) Recommendation to reword (my reword came from the March 2018 report) “Amend the zoning code to include an environmental protection overlay district that will encourage and require conservation subdivision to protect environmental features on individual parcels.” Suggest: Amend City Code by making adjustments to include sea level rise adaptation strategies, remove any barriers that would prohibit additional flood protection, and minimize future hazards. Building code updates could include building with additional flood hazard resistant construction methods, minimizing impervious areas, and minimizing contributing stormwater runoff to flood water receiving areas
51	126 S12-4	Strategies don’t make sense when separated from G12-4. Suggest: Add “Plan for sea level rise and flooding in the following areas” at the top of the Strategy.
52	131 S13-2(b)	New neighborhood “parks”
53	131 S13-4	“for expansion of linkages throughout and near the City.”

54	130	Dog Park. Make a priority now! City of New Castle and Battery Park are rare place in DE that doesn't have an official off leash option. A survey on Next Door indicated a high level of interest. Recent additional parking added in proximity to the Battery Park will accommodate more people from surrounding area to be able to bring their pooches and have socialization opportunities. The inclusion of Dog Poop bags and receptacles would cut down on bags being left randomly in current lots. Ideas for location include vacant space across from Progressive Club as well as city owned land next to the tennis court. While Hermitage has been suggested the isolation of it may limit many people from feeling safe using it. Dog parks can range in price from \$15,000 – hundreds of thousands.
55	?	Trash in park continues to be a problem. While there is support for having receptacles at least every block on Delaware Street there are no similar options South of Delaware Street. The existing parking lots and Progressive Club and environs are prime targets for poop bags, cigarette butts, fast food containers from picnics, etc. Perhaps a cost comparison of the funds spent on a citizen rolling around once a day to focus on the park verses that of Public Works adding a few pick-ups to their route at the park locations would be both cost and time saving as well as more welcoming to the people who increasingly ride bikes an come to walk the park. The lack of any such trash/recycling cans with tops make for a unwelcoming park and trash all over invites more trash!
56	?	The Progressive Club building is crumbling and an obvious invitation to squirrels and other critters. It is hard to believe that it meets the City's building and maintenance standards.
57	130	<p>The notion of a recreation center could be combined with "plans" for a new City Office complex being proposed. The current population under 6,000 and pretty consistent over time doesn't seem to require such a massive building for the city services. I don't know how many people actually work in the Municipal Services office and the City offices but with some creativity a City Services/Recreation Center including Fitness Center and Indoor Pool and a Community Meeting Room could all be co-located on existing Trustee owned property near the Police Department and Maintenance Garages are now. \$10 million plus seems excessive for the daily use of current personnel. Since the start of Covid-19 we have seen the future and it is not as much a "person in building" necessity going forward.</p> <p>Similar to "small businesses" those ships are sinking. Note the number of vacancies on Delaware Street and the endless Amazon deliveries that occur on a daily basis.</p>
58	130 13 S13-3	Support and prioritize seeking funding for a dog park.
59	130 13 S13-3	Support and prioritize seeking funding and partnerships for a community swimming pool.
60		<p>To list S.W.O.T. items specifically:</p> <p><u>Strengths</u> - The New Castle Community Partnership -MSC and their maintenance of water quality</p> <p><u>Weaknesses</u> - Care and clean-up of litter along route 273, especially the area opposite and around the Farmer's Market and BJs. -The appearance of Ferry Cut-off between the intersection of Rt. 9 and 6th St and the stop light at River Plaza.</p> <p><u>Opportunities</u> - Upgrade the above mentioned area, on both sides of the road so the buildings look more like they belongs to Historic New Castle -Advertise the town as a walkable historic district and stop agonizing over downtown parking. Provide parking areas on the edges of town giving visitors both transportation choices and sidewalks. S4-4(b) page 48.</p>

		<p><u>Threats</u> - Continued large apartment complexes are a threat to the historical flavor of the city and overextend our services and utilities while increasing traffic.</p> <p>The worst place for a multistory apartment building is the one proposed for the "Triangle" as it would change the look of 6th street irreversibly.</p>
61	91	S8-1(c) Require minimum building style and appearance standards to the Ferry Cut-off area so that it looks more like it belongs in New Castle. Add pedestrian crossings and trees. G7-4 page 77.
62	64	G6-9 Fix drainage issues at comer of Chestnut and 6th St. S7-2(b) page 78
63	77	G7-3 and 4 Improve transportation while lessening traffic on 6th St. by moving bus stops off of 6th onto Ferry-Cut-off.
64	78	S7-2 (b) and (d) Enforce truck size limits on 6th St. and Delaware St. Enforce speed limits and noise violations on same.
65		Suggestion: Acquire the Hutt Used Car lot and building for a small grocery store or bakery.
66		<p>I would like to highlight a small segment of the plan as it relates to a possible dog park. I am a dog owner and delight in the wonderful variety of canine pets in and around town. For a while my wife and I took out dog Boots to the fenced-in yard behind the Reed House to cavort with other dogs in a free yet contained space. Alas, that space has now been requisitioned for a community garden, which itself is a lovely thing. But now there is no free and contained space for dogs to socialize with each other. I hope that you will take seriously the installation of a fenced dog park for our canine population's enjoyment. It would be a tremendous asset to the town (perhaps next to the tennis courts?).</p>
67		<p>Trustees of the New Castle Common</p> <p>The 13-member Board of Trustees manage a non-profit charitable organization which was first incorporated in 1762 and later reincorporated in the State of Delaware in 1792 as the Trustees of the New Castle Common, Inc. The purpose of the Trustees is to preserve and enhance the assets of the Trust for the benefit of the residents of New Castle.</p> <p>Trust income is derived primarily from investments and rental properties.</p> <p>Listed are some of the major investments and successful improvements the Trustees have completed and/or contributed to within the Community:</p> <ul style="list-style-type: none"> • More than 2 million dollars was invested in capital improvements of Trust properties and more than 35 projects have been completed since May 2014. These advancements, in addition to routine maintenance, were made with a methodical and deliberate strategy with the help of engineers, site and building professionals. Additionally, the Trust recently financed over a Million dollars in City Government-led storm water infrastructure and street curb improvements and another 2 Million dollars on the reconstruction of Delaware Street and on shoreline rehabilitation at Battery Park. A new parking lot has been developed on Trust property that will serve neighboring residents, residents who drive to the area, and visitors who come to enjoy the museums, shops, the City pier, Battery Park and the popular Riverwalk. • The 112-acre Historic Penn Farm, the last of the 11 original Farm properties of the Trust, advanced with the installation of restrooms and amenities in the Bank Barn. This venue is now a safe, inviting, fun and educational place to learn about and experience agriculture. The Farm fields are restored, soils improved and storm water management corrected and nearly 80 acres of corn, and soybeans and other vegetables are harvested annually. William Penn High School has developed an agriculture program using Penn Farm. Numerous meetings and gatherings have taken place at the Farm as a result of these improvements.

		<ul style="list-style-type: none"> • Significant land improvements in the property used by the New Castle Little League improved user safety with the installation of new lighting, and storm water management corrections. The creation of a new beautifully landscaped regional parking lot, complete with period style lighting, safely serves a multitude of users of the Bellanca Air Museum, Little League fields, and Penn Farm and provides for overflow parking for nearby events. Development of more recreational amenities are envisioned for this area. • Battery Park has been transformed into one of the cleanest and safest Parks in the New Castle area with upgrades that include a “hands-free” ADA compliant restroom facility, improvements to the popular Riverwalk Trail, Tennis Court and fencing repairs, security camera installation, numerous tree plantings and a strategic investment in the engineering and installation of an improved storm water infrastructure. This storm water system improves the regional drainage, now under the Park, for the neighboring residential and commercial streets as well as for users of the Park. Eliminating standing water results in a reduction of mosquito population. • Open space stewardship has been increased with the development of ecologically sound, environmentally friendly meadows. The developments on smaller sized Trust properties make for great places to park your bike or to just stop and read or rest. The meadows located in the Dobbinsville area, Bull Hill area and along the River at the Ferry Lots at 2nd & Chestnut, when in bloom, make for some of the best views of open space around and are important advancements in the green infrastructure improving drainage quality. Trust properties that serve as gateway entrances into the City are now landscaped with beautiful and soon to be stately sized trees. The restoration of the Historic Hermitage property has led to creation of the Hermitage Wildlife Area with a unique way to experience the marshlands and wildlife indigenous to this area. • The economic engine of the Trust Corporation is fueled by the productive rental of commercial properties. The former Tremont Motel has been demolished, and land cleared, making way for new tenants and their developments. The Professional Center property has seen the removal of an outdated medical building and together with storm water corrections on the land, this property will be a more productive income-producing asset for the Trust in the near future. Both of the properties are offered for lease and will soon be contributing to the economic success of the Trust Corporation. <p>The office is located in the Town Hall at 201 Delaware Street.</p>
68	25	Health and Housing Department – First paragraph first sentence should read: The Health and Housing Department is staffed by a Code Enforcement Officer who works in conjunction with the City Board of Health. The Code Enforcement Officer also handles matters relating to City Housing Codes.
69	26	Public Works – First paragraph, first sentence – 18 miles, not 20 Second Paragraph, first sentence, eliminate “grass cutting”. Last sentence change 11 employees to 10.
70	26	Police – Fourth paragraph should read: The Police Department currently has 18 staff members: one Chief of Police, two Captains, three Sergeants, two Corporals, nine Patrolman / Officers, and one Secretary.
71	190 Map No 1	Land Use & Zoning boundaries among maps 1, 2, & 3 seem inconsistent in the area north of Delaware Street from Basin Road on the west, and the Norfolk Southern Railroad on the east. The institutional classification seems correct because of the schools in that area. However, it being indicated as residential 1 & 2, also, is confusing. Having said that, because of the proximity to the schools and the Hermitage Nature Area, I think and recommend any land in that immediate area that is not part of the institutions be zoned open space and recreation.
72	191 Map No 2	Same as above
73	191 Map No 3	Same as above

#	PAGE #	INTERGOVERNMENTAL COORDINATION COMMENTS RECEIVED
74	24 3 2 nd paragraph on pg. 4 th sentence	The “four”-member Board’s..... should be..... The “three”-member Board’s....
75	53 6 4 th paragraph on pg. 3 rd . sentence	Recommend removing: “assuming DNREC permits use of the new Cross Roads well drilled in 2015” (DNREC has approved the permit)
76	63 6 4 th paragraph on pg. (G6-4)	Add wording: Develop an Asset Management Program for horizontal and vertical Water Assets. Asset management planning provides a programmatic approach to ensure long-term sustainability of water utility, while meeting required levels of service in the most cost effective and efficient manner. MSC’s Asset Management Plan will provide an organizational assessment, evaluate future needs of the water infrastructure, analyze the business risk exposure of buried infrastructure, and develop short-term and long-term capital improvement projects and cost projections. The benefits of an asset management approach to the MSC’s water systems include: <ul style="list-style-type: none"> • Improved operations and maintenance practices • Better knowledge of location and condition of assets • Greater ability to plan and fund future repairs and replacements • Identification of capital improvement projects that meet the true needs of the system
77	64 6 6 (G6-12)	Is this goal intended for the Municipal Services Commission regarding drinking water quality or for City for storm water? We would like clarification and to be able to assist as appropriate.
78	65 6 12 (S6-12)	Is this Strategy intended for the Municipal Services Commission regarding drinking water quality or for the City for storm water? We would like clarification and to be able to assist as appropriate.
79	68 7 9 (last sentence on pg.)	Recommend additional wording: Water mains that were tested by Municipal Services Commission were relined on Delaware Street from the Wharf to 6 th Street in 2017-2019. Additional water mains on Delaware Street may be relined when appropriate.
80	114 12 5 paragraph Sea Level	Recommend additional wording: Salt water intrusion is monitored by DNREC every six (6) months. Results reflect no indications of saltwater intrusion into City drinking water wells currently. DNREC will continue to monitor.

	Rise: last sentence	
81	52 6 4	Recommend additional paragraph after paragraph 3 and before paragraph 4: In cooperation with the City of New Castle and other utilities, the MSC began a conversion of aerial utilities to underground project on Delaware Street in January 2020. The coordination of efforts with other utilities allows for less excavation costs, minimizes disturbances for customers and the soon to be newly paved street in addition to upgrading the electric infrastructure. MSC is working with other aerial utilities to convert their infrastructure underground. This allows the MSC to remove the existing utility poles and replace street lighting with the colonial style street lights which exists in other areas of the historic downtown. The estimated completion of the aerial to underground conversion on Delaware Street is December 2020.
82	47 4 S4-1(b)	Suggest including “streetscape materials” and “crosswalks”. “Streetscape materials” could be elaborated upon to include discussion of if or when brick sidewalks are appropriate and worth the additional cost. There was much discussion during the approvals for the Delaware Street rehabilitation (described starting on page 68) about crosswalk materials (just painted, faux brick, real brick).
83	49 5 Third and G5-3	The goal seems somewhat inconsistent with the last sentence in the third paragraph. The paragraph states that residents wanted to limit annexations while the goal states to encourage. Unsure if encourage means in a proactive or reactive sense.
84	51 6 Bullet list	Stormwater should include the New Castle Conservation District who has responsibility for the Delaware Sediment and Stormwater Regulations.
85	62 6 First Full	Suggest changing “State of Delaware” to “DeIDOT”.
86	62 6 Website links	Link to New Castle County website does not appear to be correct.
87	62 6 Table	Per the NPDES Permit, New Castle is subject to Delaware River and Bay Drainage TMDLs – table uses “Delaware River and Bay Drainage” as a header.
88	68-69 7 Multiple	Editing suggestions: Delaware Street “Green Street” Feasibility Study - This study was completed on November 2, 2016 by AECOM. The study identified Delaware Street as a main thoroughfare for New Castle’s commercial district and further showed evidence of surface cracking on the pavement and curbing. A complete makeover was recommended and would serve as a main focal point for decades. The Study and additional investigation revealed that the City has some combined sanitary and storm sewers and confirmed there were no cross-connects under Delaware Street. The sewers were mapped with the exception of a clay pipe that is <u>was</u> more than 100 years old and have had <u>had</u> forty-five degree bends that need <u>needed</u> be removed. A camera could not be inserted into the pipe to assess the conditions. The owner of the sewers, New Castle County, did some studies and has already made corrections of leakage. Water mains that were tested by the Municipal Services Commission and those pipes will be relined during the project.

		<p>Stormwater management alternatives were developed based on runoff rates. There are no inlets on one side of Delaware Street causing the rain to run the length of Delaware Street to The Strand where it turns right into the cobblestones. Alternative schemes for turning Delaware Street into a Green Street to pick up some of the runoff have been <u>were</u> developed. The Green Street idea tries to better replicate nature to the extent possible in a built environment by adding tree planters and green gutters. DNREC grants are available for “green” infrastructure. The City has a stormwater permit and making green changes to Delaware Street would <u>could</u> be counted as a credit toward future issuances of the permit. As part of the project, additional storm sewer manholes for access will be <u>were</u> added.</p> <p>Delaware Street Road Rehabilitation Project – Based on the Study recommendations <u>In need of rehabilitation for many years, the City moved forward with the Delaware Street Rehabilitation Project using the Study’s recommendations as a basis including the implementation of</u> This transformation will provide safe travel by all types of users including automobiles, buses, pedestrians, and bicyclists, but will also enable the street to be more sustainable or a “Green Street”. The design would further address stormwater and implement green technology best management practices (BMP’s such as landscaping elements that use infiltration to remove pollutants close to the source to help reduce the amount of stormwater runoff.</p> <p>An advertisement for an invitation to bid occurred in in July of 2019 for work involving: demolition and removal of existing roadway materials; milling and overlaying of existing asphalt roadway; partial full-depth pavement reconstruction; removing and resetting of granite curb and brick sidewalk; construction of brick crosswalks, installation of sanitary sewer; installation of storm inlets, pipes, and bioretention stormwater management areas; placement of truncated domes; and transplanting of existing trees as well as extensive traffic control. Bids were received the end of August in 2019 and the contract was awarded to the lowest bidder (Cirillo Brothers) upon review and recommendation by the City Engineer.</p> <p>The construction phase of the project was presented to the City <u>Council</u> on September 16, 2019 to obtain input on the crosswalk materials, scope of the Wharf area, stormwater management approaches, and bump bump <u>outs at Market and 2nd Streets, and the potential expansion of the project extents to 5th Street.</u> Consideration was given to and options were presented regarding stormwater management improvements that reflected public sentiment and to optimize the City’s expenditures. Potential bid reductions and project timelines were presented and further discussed to ensure the project continued to move forward.</p> <p>On November 12, 2019, the City Council passed Resolution 2019-43 approving the traffic control striping, crosswalks, signage, road markings and parking considerations on Delaware Street. <u>Changes to the originally-bid plans allowed for the rehabilitation of additional blocks.</u> This was a coordinated efforts with the Police Chief, City Engineer, City Historic Architect and Building Official as well as representatives from the Delaware T2/LTAP Center for Transportation. <u>Construction began in December 2019.</u></p> <p>The utility phase of the project was coordinated <u>by MSC</u> with multiple service provider contractors and started the end of January. The project included the burying of MSC, Verizon, and Comcast overhead lines and the upgrading of gas services started replacing the street curbs the end of April 2020. The project remains an active construction site moving forward with the proposed scheduled improvements.</p>
89	69 7 Last	Delete “has”.

90	76 7 New	Sign Assessment – City of New Castle Downtown Area (2020) The Delaware T2/LTAP Center performed an assessment of signage in the downtown area. The assessment found that many signs are outdated and no longer comply with the Manual of Uniform Traffic Control Devices (MUTCD) with respect to messaging, reflectivity, and presence of breakaway posts and recommended the removal and replacement of signs found that are not in the MUTCD. It noted some inconsistencies in signage around 3 rd and 4 th Streets and Delaware Street and recommended new signs to make messaging clearer.
91	77 7 G7-3	Suggest using term “traffic calming” to tie this with Strategy S7-4(a).
92	77 7 G7-6	Suggest using term “green infrastructure best management practices (BMPs)”.
93	78 7 St-2 (a)	Reference Vulnerability Assessment and Adaptation Plan on page 122.
94	117 12 First Bullet	Last sentence – “...participated in this program in 2017 <u>and 2020</u> , for more.....”.
95	? 12 New	Ecosystem Assessment and Enhancement Project (current) The Study is being funded through the Resilient Community Partnership and being performed by AECOM and the Partnership for the Delaware Estuary. The City recognizes that a multi-faceted approach will be needed to mitigate the potential impacts resulting from sea level rise. One of the major recommendations in the March 2018 Plan was to perform a study to determine the potential impacts to the City’s ecosystems resulting from various sea level rise scenarios. The Ecosystem Assessment and Enhancement Project will evaluate the coastal wetland and marsh areas’ abilities to absorb flood waters and determine how the City and/or State can implement a wetland restoration program to increase the City’s overall adaptive capacity to sea level rise. These efforts will also provide many other ecological, recreational, and educational benefits. The project began in the late summer of 2020 with field reconnaissance of the marsh areas and is planned for completion in the spring of 2021.
96	122-123 12 Multiple	Vulnerability Assessment and Adaptation Plan (March 2018) The New Castle City Preparedness Task Force Members, City of New Castle, and the Delaware Coastal Program (DCP) worked with AECOM to prepare this plan. This Plan was completed through the Resilient Community Partnership (RCP) Program. Completed in March of 2018, this community-based plan was designed to adapt the historic New Castle community to minimize the risks associated with flooding. Whether it is a coastal storm or the long-term reality of sea level rise, private properties, public buildings, and roads will be at risk, and the flood hazard area will likely expand. <u>Approximately 870 acres, or 40% of the City’s total area, are in the FEMA Special Flood Hazard Area and are at risk of coastal flooding. Additional areas are vulnerable to flash flooding or drainage-related flooding. Approximately 264 principal structures, or about 17% of all principal buildings in the City, are located in the Special Flood Hazard Area and currently considered to be at high risk of flooding under the National Flood Insurance Program (NFIP) if no flood protection measures are in place.</u> Conservative projections indicate that an increase in sea level and flood elevations of 2 feet with worst case of 5 feet by 2100 can be

	<p>anticipated. <u>These increases, when coupled with the 1-percent-annual-chance (i.e., 100-year) storm event, could result in approximately 475 and 750 structures respectively being flooded. The Plan also estimated that approximately 200 structures could be inundated by high tides alone using DNREC’s upper sea level rise projection.</u></p> <p>Vulnerabilities have been <u>were</u> identified and prioritized to develop a vision and recommended action plan to improve New Castle’s resiliency for decades to come. <u>Through input received from the residents at the two public hearing, comments from task force members at multiple task force meetings, review of documents, and numerous meetings of the project team, numerous actions or activities were recommended.</u></p> <p>Section 6.0 provides several <u>the</u> recommended Actions or Activities and they are further prioritized into four areas:</p> <ol style="list-style-type: none"> 1. Near-Term Standalone: Planning, Community Engagement, Regulatory, and Economic actions or activities that can be initiated in the near future without need for any predecessor tasks and are generally independent of other actions or activities. 2. Near-Term Sequential: Information Gathering tasks that could also be initiated in the near future without need for any predecessor tasks and would be needed before subsequent actions or activities are undertaken. 3. Mid-Term Sequential: Modelling efforts that would build upon the obtained information. 4. Long-Term Sequential: Capital Infrastructure, Capital Natural Resources, and Acquisitions, which are the culmination of predecessor actions or activities. <p>Suggest deleting subsequent bullet list as its somewhat redundant with the above bullet list. Section 6.0 further provides specific Actions or Activities that are assigned to the following categories:</p> <ol style="list-style-type: none"> 1. Planning 2. Community Engagement 3. Regulatory 4. Economic 5. Information Gathering 6. Modeling 7. Capital Infrastructure 8. Capital Natural Resource Projects 9. Acquisitions and/or Demolitions <p>Remainder of text OK as is.</p>
--	--

PUBLIC HEARING QUESTIONS RECEIVED ON OCTOBER 13, 2020

Question #1: Very ambitious plan and written very well. Who will do the work moving forward?
Question #2: Concerned with the overlap of information on the maps in regards to State Strategies, Future Land Use and Zoning.
Questions #3: Compliments on this Plan compared to the last Plan with much more information. Concern regarding properties and development within these environmental and potential undeveloped lands. Maps regarding Zoning, State Strategies, and Future Land Use