

"A Historic Past"



"A Bright Future"

CITY OF DELAWARE CITY

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**PLANNING COMMISSION WORKSHOP
FT. DuPont SITE TOUR
260 ELM STREET, DELAWARE CITY DE
MONDAY, JULY 10, 2017 – 5:30 P.M.**

IN ATTENDANCE

Attending were members of the Planning Commission - Commissioners Snow, West, Hendry, McKinley, Williams and Renoll. Also attending was City Manager Houck, Assistant City Clerk/Land Use Administrator Clifton, Vice Mayor Malinowski, City Solicitor Walton, Police Chief Baylor, Historic Preservation Commissioner Sellers, Main Street Tim Konkus, City Secretary Hanna, AECOM Engineer, David Athey, Ft. Dupont Redevelopment, Jeff Randol and from Duffield Associates, Steve Gorski.

DISCUSSION

- The roundabout will be raised 12" above the flood plain. The 14' promenade will be constructed of concrete and porous materials to facilitate drainage. Emergency vehicles will be able to use the promenade as needed for emergency situations and evacuations. It was pointed out that the entire area of the Canal District would eventually be the same level (some portions have already been raised).
- The tree line to the left will remain since it has historical significance. The right side will be impacted somewhat. The engineers and not the Corp of Engineers will replace the growth along the Canal edge with rip rap. The timeline for the rip raft is during the construction of the promenade. Working on obtaining the necessary permits now.

- A major concern for discussion was storm drainage. There will be a full underground storm system where currently there is none. A wet pond will be located near 5th Street. The roads will be pitched to crown so run-off will collect in gutters and flow into underground storm drains.
- Second major concern discussed was the antiquated sluice gate near Polk Town. Major flooding has occurred in the past. The sluice gates are in dire need of repair. The engineers agreed to look more closely at this issue.
- Commissioner West asked how mail delivery would be handled. The old PX will house a satellite post office with boxes but no counter service. The zip code will remain 19706. The PX will also become the Community Center with rooms for programs and meetings and perhaps an Internet café.
- Miscellaneous questions were asked and answered:
 1. The townhouses finished area will be 13' high
 2. Construction of the levy will begin next spring
 3. Sanitary sewer is still in the discussion stages as to who will be in control: either Artesian or New Castle County
 4. A new FEMA map will be made once the area has been raised above the flood plain

CONCLUSION

Some clarity and understanding took place between the two engineering firms and it was determined a meeting to review the plans would be in order before any reports are written. Duffield Associates expects to have the next set of plans ready early next week. Members of the Planning Commission were also satisfied that their concerns had been heard.

Respectfully submitted,
Bonnie Lynn Hanna
City Secretary