

September 10, 2021

WILMAPCO (Chair)

Rt. 9/13 All Civics

Collins Park Civic Association

Dunleith Civic Association

Hamilton / Eden Park Civic Association

New Castle Prevention Coalition

Overview Gardens / Garfield Park Civic Association

ProRank Business Solutions, LLC

Rep. Frank Cooke

Rosegate Civic Association

Rose Hill Gardens Civic Association

University of Delaware Partnership for Healthy Communities

YWCA Delaware

Mr. Rich Hall, AICP
Land Use General Manager
87 Read's Way
New Castle, DE 19720

Mr. Hall:

The *Route 9 Master Plan Monitoring Committee* (R9MC) is pleased to support Ordinance No. 21-036, which seeks to Amend the 2012 Comprehensive Development Plan to include the Route 9 Master Plan. We thank you for including the recommendations our Committee suggested in a February 2020 letter and offer the following minor changes for consideration:

- While senior housing may ultimately develop around the Rt. 9 library and is only a concept in both the Master Plan and this Ordinance, the R9MC feels other housing stock, which does not exclude younger age groups, is more crucial in the near term. So, we believe “senior housing” need not be noted specifically in the text. Specifically:
 - In section 13.2.1: remove mention of senior housing specifically and adjust graphic. Perhaps change senior housing to “multifamily housing” in both instances.
 - In section 13.2.3: remove “senior housing and”
 - In section 13.2.7: remove “senior housing and”
- In section 13.2.3, A, B, C, and D: Amend the bullets addressing quality of life to: Promote and expand quality of life improvements in the area, including dust control, air quality mitigation and fence line and ambient air monitoring, and proper truck and other industrial vehicle traffic routing and restrictions.
- In section 13.2.4: note to support forthcoming recommendations of the “Impact/Benefit Analysis of Proposed Truck Access Improvements in the Port of Wilmington Area” study. Also, note in a bullet that this study is examining Pyles Lane as a truck diversion route, in step with a state effort to relocate homes there.
- In section 13.2.4: update TAP section to reflect the project will now incorporate sidewalk improvements on Lambson Lane. Remove sentence about when design is expected.

- In section 13.2.7: change goal 2 from “Mitigate environmental and health concerns” to “Understand and mitigate cumulative environmental and health concerns.” We feel there is still a need for a better understanding of environmental health risk in the Route 9 corridor, including the impact of cumulative environmental impacts on health.
- In section 13.27, amend strategy 2.5 as follows: Explore mitigation measures including and in addition to street sweeping to address concerns about dust and air quality.
- In section 13.2.7, add a new objective, 2.2: Address environmental injustice by working to minimize and equalize the effect of environmental hazards among all people regardless of race, ethnicity, or income level.
- In section 13.2.7: we propose three new strategies:
 - 2.6: Establish a process, which includes robust community engagement, to review the appropriateness and location of all existing industrial activities and their proximity to adjacent communities, and to propose measures to address environmental and health harms associated with such industrial activities, paying particular attention to the safety of vulnerable communities.
 - 2.7: Support closer engagement and collaboration between DNREC and the Route 9 community on understanding and addressing environmental health concerns.
 - 2.8: Undertake a “Mechanisms for Fair Community Relocation Study,” as proposed in the Route 9 Master Plan, to determine the most equitable strategies for any potential future housing relocations in Eden Park and Hamilton Park specifically, along with other New Castle County communities.
- In section 13.2.7, to explore ways to phase out existing industrial uses too close to existing residential or other sensitive uses, such as schools and hospitals, we propose two new strategies
 - 3.7: Explore implementing land use and zoning strategies, including designating industrial uses affecting local air quality as conditional/special uses, including chemical manufacturing facilities and facilities that store, crush, and/or process concrete, and establishing air quality mitigation and air monitoring measures as requirements for conditional/special use approval.
 - 3.8: On a case-by-case basis and with community support, explore implementing land use and zoning strategies to phase out existing industrial uses and/or conflicts located within 2500 ft. of residential or other sensitive uses (such as schools, daycares, playgrounds, hospitals, apartment buildings, nursing homes, etc.), or introduce buffering so as to widen the gap between the conflicting uses beyond 2500 ft. on an expeditious timeframe that improve quality of life, advances equity, and protects public health.

The mission of the Route 9 Master Plan Monitoring Committee is to help guide and fulfill the recommendations of the Master Plan, which established a shared vision for the transportation and land use redevelopment of the Route 9 corridor. This work will be accomplished through a collaborative dialogue between its membership, which includes implementing agencies, local civic and community leaders, other key stakeholders, and the communities they represent.

Please feel free to reach out to me directly if you have any questions or concerns! I can be reached at: bswiatek@wilmaco.org, or 302-737-6205 x113.

Sincerely,



Bill Swiatek, AICP
Chair, Route 9 Master Plan Monitoring Committee

CCs:

Members of the R9MC
Members of the New Castle County Planning Board