

City of Lewes Comprehensive Plan

Background: Delaware municipalities are required to prepare Comprehensive Plans to guide their actions for the next decade. Comprehensive Plans have the force of law. Lewes' most recent plan was certified by the state in 2017. The next plan is to be submitted and approved in 2027, i.e., the 2027 Comprehensive Plan. The City retained the consulting firm Michael Baker Inc. (MBI) to draft the plan. The Lewes Planning Commission (LPC) is the lead.

The Office of State Planning Coordination (OSPC) has a checklist to guide Plan development, but the list has yet to be updated with the new requirement to include Resiliency and Climate Change. The old checklist is attached, highlighted with areas applicable to the BPW.

The LPC envisions that the Plan will have 10 chapters (subject to change). Two chapters will require BPW contribution: Resiliency & Climate Change; and Infrastructure & Utilities. The chapter on Land Use, Growth & Annexation may also benefit from BPW feedback.

INITIAL DRAFT OUTLINE FOR (BPW-RELEVANT) COMPREHENSIVE PLAN CHAPTERS

Chapter: Resilience & Climate Change

- **LPC Lead:** Rich Innes

Potential Stakeholders

- **Implementers:** BPW; Lewes Fire Department; Sussex County Emergency Operations
- **Technical Experts:** DNREC (Coastal Programs); FEMA Region III; USACE; University of Delaware; Sea Grant; EERC
- **Community / NGO:** Nature Conservancy; Sussex Conservation District

Potential Topics

- Heat Vulnerability & Urban Heat Island
- Stormwater Management & Green Infrastructure
- Coastal Erosion & Shoreline Stabilization
- Floodplain Management & Buyouts
- Climate Adaptation Policy & Resilience Planning
- Critical Infrastructure Resilience (roads, utilities)
- Nature-Based Solutions (living shorelines, wetlands restoration)

Chapter: Infrastructure & Utilities

- **LPC Lead:** Barbara Curtis

Potential Stakeholders

- **Implementers:** BPW; Sussex County Engineering
- **Utilities / Private Sector:** Delmarva Power; telecom providers (Verizon, Comcast)
- **Technical Experts:** DNREC
- **Policy:** Delaware Emergency Management Agency (DEMA)

Potential Topics

- Stormwater & Drainage Infrastructure
- Waste Management & Recycling Systems
- Broadband / Digital Infrastructure
- Utility Undergrounding
- Renewable Energy Integration (solar, microgrids)
- Water Supply Resilience (aquifer protection)
- Backup Power & Energy Reliability

(?) Chapter: Land Use, Growth & Annexation (??)

Potential Stakeholders

- **Implementers:** Sussex County Planning & Zoning
- **Policy:** Office of State Planning Coordination
- **Private Sector:** developers; large landowners
- **Community / Agriculture:** Farm Bureau; agricultural stakeholders

Potential Topics

- Growth Boundaries & Phasing
- Climate-Informed Land Use Planning
- Infill Development & Redevelopment
- Mixed-Use Development
- Density & Zoning Flexibility
- Annexation Strategy
- Agricultural Preservation

State of Delaware Comprehensive Plan Checklist
Municipal Code Requirements
Adapted from 22 Del. C. § 702 (b), except where otherwise noted

Municipality:

Population (2010 Census):

22 Del. C. § 702 (b) Comprehensive plan means a document in text and maps, containing at a minimum, a municipal development strategy setting forth the jurisdiction's position on population and housing growth within the jurisdiction, expansion of its boundaries, development of adjacent areas, redevelopment potential, community character, and the general uses of land within the community, and critical community development and infrastructure issues. The comprehensive planning process shall demonstrate coordination with other municipalities, the county and the State during plan preparation. The comprehensive plan for municipalities of greater than 2,000 population shall also contain, as appropriate to the size and character of the jurisdiction, a description of the physical, demographic and economic conditions of the jurisdiction; as well as policies, statements, goals and planning components for public and private uses of land, transportation, economic development, affordable housing, community facilities, open spaces and recreation, protection of sensitive areas, community design, adequate water and wastewater systems, protection of historic and cultural resources, annexation and such other elements which in accordance with present and future needs, in the judgment of the municipality, best promotes the health, safety, prosperity and general public welfare of the jurisdiction's residents.

Comprehensive Plan Requirements for ALL Communities	
Elements of Delaware Code	Page #s / Section
Position on Population Growth	
Position on Housing Growth	
Position on Expansion of Boundaries	
Position on Development of Adjacent Areas	
Position on Redevelopment Potential	
Position on Community Character	
Position on the General Use of Land	
Position on Critical Community Development Issues	
Position on Key Infrastructure Issues	
Demonstrate coordination with State, County and other Municipalities	
Additional Elements of the Comprehensive Plan Required for Communities with more than 2000 persons	
Elements of Delaware Code	Page #s / Section
Description of Physical, Demographic and Economic Conditions	
Policies, Statements, Goals and Planning Components for Public and Private Uses of Land	
Policies, Statements, Goals and Planning Components for Transportation	
Policies, Statements, Goals and Planning Components for Economic Development	
Policies, Statements, Goals and Planning Components for Affordable Housing	
Policies, Statements, Goals and Planning Components for Community Facilities	
Policies, Statements, Goals and Planning Components for Open Space and Recreation	
Policies, Statements, Goals and Planning Components for Protection of Sensitive Areas	
Policies, Statements, Goals and Planning Components for Community Design	
Policies, Statements, Goals and Planning Components for Adequate Water and Waste Water Systems	
Policies, Statements, Goals and Planning Components for Protection of Historical and Cultural Resources	
Policies, Statements, Goals and Planning Components for Annexation	
Policies, Statements, Goals and Planning Components for other Elements which in the opinion of the community best promotes health, safety prosperity and general public welfare.	
Other Code Requirements Linked to the Comprehensive Plan	
Elements of Delaware Code	Page #s / Section
Sourcewater Protection (7 Del. C. § 6083), required for population of 2,000 or more	
Municipal Boundaries accurately depicted on maps, and recorded in county if applicable (City / Town Charters). Required for all municipalities.	



QUESTION: How can the BPW best contribute to development of the Lewes Comprehensive Plan?

Options include:

1. Leave it to BPW staff, in coordination with Barbara
2. Form an ad hoc committee to advise and work with Barbara
3. Consult with the Board at all meetings
4. All the above
5. Other ideas?