



Dover Air Force Base Compatible Use Study

Technical Committee Meeting: September 9, 2022, 10:00 AM

DRAFT Meeting Minutes

Attendees:

Project Team:

Century Engineering: Sonia Marichic-Goudy, Drew Boyce

DelDOT: Humaira Nabeela, Beth Hermansader

UD IPA: Jen Reitz, Troy Mix

Dept of Defense: Jennifer Hirsch, Office of Local Defense Community Cooperation

Committee Members:

Ed Strouse – Mayor, Town of Little Creek (Absent)

Steve Bilbrough – Town of Wyoming (Absent)

Kimberly Chandler – Dept of Safety and Homeland Security

Ben Clendaniel – Asst Airports Director, Delaware River Bay Authority (DRBA) (Absent)

Kris Connelly - Kent County Department of Planning and Development

James Frazier – Mayor, Town of Magnolia

Kathryn Kadlubar- DNREC, Fish and Wildlife (Absent)

Jimmy Kroon- Administrator, Dept of Agriculture

Dawn Melson-Williams – Planner, City of Dover (Absent)

Linda Parkowski – Director, Kent Economic Partnership

Ada Puzzo – Mayor, Town of Bowers (Absent)

Harold Scott- Town Manager, Town of Camden (Absent)

Josh Thomas- Office of State Planning Coordination (Absent)

James Galvin (Dover/Kent MPO)

David Edgell—Office of State Planning Coordination

Emily Whaley—DE Historic and Cultural Affairs

Laura Parks—DNREC Parks

10:03—Call to Order

10:06: Unanimous approval of 7/25 Meeting Minutes

10:07: Purpose of DAFB study Overview

Sonia Marichic: Overview of completed stakeholder interviews—22 different stakeholder groups interviewed, round of interviews is complete. Common themes from these interviews include:

- Working from existing documents—very coordinated already
- Things to review
 - Easements
 - Ordinances
 - Current approved land uses
 - Do these do enough to meet our needs, and do they need to be updated?
- Density
- Zoning district
- Consistency of information across agencies are key—making sure everyone has the information and that the policies are consistent
- Borrow Pit
- Security
- Land preservation programs—very reactive and not proactive
- Port Mahon—importance to both community and the base
- Maximize economic potential with compatible uses—do not want a super tight framework for what can and can't be done
- Audit process—what can we do to look back on what has been implemented, and how that can be tweaked in the future to improve long-term longevity

Are there questions or discussion points? A: No

10:12—Interactive Planning Sessions

Sonia: Name-shift from “charette” to planning session. Hoping for a good turnout—40 people would be great, but double that would be even better. Want as many people to attend as possible. First is Sept 27th and the second is Oct 4th both from 4-7. First step is to overview the study to fill everyone in, and then we will break into groups. People can then use markers to mark up maps to share their ideas.

Dave Edgell: I wasn't able to attend last meeting and read the meetings. With the borrow pits—seems like the owners plan to continue the current activity for the foreseeable future. What is the long-term plan there?

Sonia: We talked to both, and their feeling is that they aren't stopping soon. 10-15 years out they expect to continue doing what they're doing or something similar. However, this study, as we discussed with the base itself, will more than likely cover the base until the mission changes, and that isn't expected to change any time soon. Our thought was that we should keep moving forward and discuss uses for the

borrow pit because of that, since we don't know the future. To be comprehensive, we wanted to leave this piece in. It was a bit strange talking to them about future land use on their property, but they were on board. It's all conceptual now, so we aren't saying their use is incompatible. The borrow pit can shed some light on compatible uses in other areas as well. If we're talking about APC1, for example, this is the same type of conversation we'd have with them. We didn't hear a big "absolutely not" so we think it's helpful to keep moving forward.

Dave Edgell: Thank you

Sonia: The interactive sessions will focus on the specific area to the southeast of the Base that includes the borrow pits. We will also be talking about the golf course to reconfigure for different movements and opportunities. The first meeting will include an interactive brainstorming session. Maps will be on the table to gather information on:

- Active Recreation
- Passive Recreation
- Conservation
- Economic growth and industry opportunities
- Golf course/base/roadway/borrow pit connectivity
- Open forum for additional ideas not yet discussed

We'll take these ideas down and offer everyone an opportunity to talk about what was mentioned in small groups, for transparency. Then there is a week between this meeting and the second meeting. We'll review what ideas are potentially compatible with the base, and which are not compatible. We want to be transparent and open with them. We'll put ideas through a filter to determine which uses are compatible with the base. We'll talk specifically about:

- Pros and cons of specific development
- Maintenance
- Funding opportunities
- Mechanisms to implement ideas
- Prioritization

We're hoping to get as many people at both meetings as possible, so we're looking to keep it fun and engaging for people. Does anyone have any thoughts or feedback on this? We'd love for everyone here to be there, and for everyone to help advertise these events. Any way that you could would be very helpful. If you have any constituents or working groups in the community who is pretty active, please send us their information so we can personally invite them. If there are people outside of the 5 mile radius, that's fine as well. We want feedback and attendance, so everyone should feel welcome.

Questions or thoughts? A: no

10:24—Study Timeline

Sonia: We are on pace so far. After these planning sessions, we'll come back to the public for a second workshop and bring concrete ideas. Then we'll finish with a draft report, get comments, and then the final report.

To keep on this timeline, we want to make sure to work together. The big aspect of this is advertising and finding citizens interested in participating. There is also a webpage through DelDOT's site and a map viewer. You can share the sites for people who may be looking for more information, or who might get excited about it.

So that is all I had today. I'll open up to thoughts, feedback, questions.

--No questions--

10:27—Meeting adjourned