

Part 3

Next Steps: Implementing the Plan

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Chapter 3-1 Intergovernmental Coordination

Intergovernmental coordination is essential to accomplish the goals identified through the planning process. The coordination of Town, County and State plans and actions in the Bridgeville area will have a direct impact on the well being and quality of life for all residents. Close coordination between the town and other government agencies is crucial in a number of areas including land use, transportation, environmental protection, and agricultural preservation.

Coordination with Agencies

- For land use planning and transportation, establishing and maintaining close coordination with the Office of State Planning Coordination, the Delaware Department of Transportation (DelDOT), and Sussex County is crucial. Other important state agencies whose actions may interact with the town's activities are the State Historic Preservation office (SHPO), the Department of Natural Resources and Environmental Control (DNREC) and the Delaware Economic Development Office (DEDO).
- Coordination with the State is also relevant with respect to various funding opportunities. For example, Federal TEA 21 grants administered through DelDOT may be available for improving local streets. Infrastructure grants, which can be significant sources of funding for the town, are administered by the State.
- The Quality of Life Act requires counties to adopt procedures for coordination of land use planning in neighboring jurisdictions. Therefore, Sussex County is an important partner for the Town, particularly with regard to annexation and development in peripheral areas and for economic development in general. The town should work closely with the Sussex County Planning Department and Economic Development Department regarding issues surrounding Bridgeville.

Development that is occurring outside the town limits is highly relevant to Bridgeville because land uses outside Bridgeville have economic and social impacts on the town.

- It is recommended that Bridgeville develop a coordinated strategy with the County about zoning, subdivision plans, and the type of development occurring in neighboring areas. The recommendations found in Chapter 2-2 of this plan can form the basis for discussions with the county.
- The town should make an effort to keep itself appraised of land use applications in nearby areas that will impact the town. The town should comment through the State's LUPA review process and the County planning process where applicable.

- As discussed in Chapter 2-2 and Chapter 2-8, consideration should be given to farmland preservation. Preserving farmland has numerous benefits for Bridgeville. Productive agricultural lands support the economy of the town and the general area and enhance the rural setting and the small town feeling among residents and visitors that is a significant part of Bridgeville's identity. Bridgeville should coordinate farmland preservation activities and strategies with the Delaware Department of Agriculture.

Coordination with Planning Activities

The Town should become involved in planning activities of other agencies when they are addressing land use, transportation, infrastructure, or service delivery in and around the Bridgeville area. The town should provide representatives to serve on committees drafting and reviewing plans. The town should also review and comment on draft plans and otherwise become an active participant in planning activities that impact Bridgeville's future.

The following are some current or intended planning activities that the town should participate in:

- The Sussex County Comprehensive Plan, 2002 update
- The Sussex County Long Range Transportation Plan (DelDOT)
- The Delaware Transit Corporation Strategic Plan (DelDOT)
- Livable Delaware, and the Governor's Advisory Panel on Planning Coordination

Chapter 3-2 Implementation Strategies

Initial Steps

Plan Adoption

The first step to implementing the comprehensive plan is to formally adopt the plan. The plan should be adopted by the Planning Commission and recommended to the Town Commission for consideration. The Town Commission should accept the plan by resolution after discussion and public comment.

Zoning Map Adoption

The Town Commission should adopt the new zoning map following the procedures set forth by Article XI of the Bridgeville Code. The new zoning map will bring the town's zoning into conformance with the comprehensive plan. The Delaware Code, as recently amended by HB 255, requires that the town adopt a zoning map consistent with the Comprehensive Plan within 18 months of adoption of the plan.

Town Policies and Implementation Projects

The Bridgeville Plan section of the document recommends a number of implementation actions in each section. These recommendations come in two forms: Town Policies and Implementation Projects. The policies are intended to serve as guidelines that the Planning Commission and the Town Commission should use to direct and encourage future growth, development, and town revitalization. The implementation projects include code revisions and physical projects that are intended to allow the Town to meet the goals envisioned by the Plan

Town Policies

The following are the most significant of the town policies that have been identified in the "Bridgeville Plan" section of the document.

- 1) The Land Use Plan. Chapter 2-1 is essentially a set of policies that should be used by the Town to guide and direct future land use activities. The Planning Commission and the Town Commission should refer to Chapter 2-1 whenever there are land use applications or changes to be considered by the Town.
- 2) The Growth and Annexation Plan. Chapter 2-2 is very similar to Chapter 2-1 in that it is a series of policies for the Town to use when, and if, faced with annexations or other land use issues in nearby adjacent areas.

- 3) Woodbridge School District. The Town should support and assist in the efforts of the Woodbridge School District to construct a middle school at the Church Street site as described in Chapter 2-3. The Town should also support the location of future schools within or adjacent to existing communities.
- 4) Utility Capacity and Expansion. The Town should continue to monitor the capacity of the water and sewer system, especially in regards to the planned upgrades. Utilities should be expanded only to areas where additional growth is desirable, as described in Chapters 2-1 and 2-2.
- 5) Land Use and Transportation Coordination. The Town should coordinate land use decisions with transportation infrastructure as suggested in Chapter 2-4. An example of this coordination is the Corridor Capacity Preservation Program's service road project being implemented in conjunction with the anticipated additional commercial and office growth along Route 13.
- 6) Sidewalks and Bicycle Paths. The town should continue to look for opportunities to provide sidewalks and bicycle paths and should require these amenities in new developments where practical.
- 7) Market Street Traffic Management. Market Street is a heavily traveled route used by both through travelers and local residents. The Town should follow the strategies outlined in Chapter 2-4 to manage the traffic on Market Street.
- 8) Economic Development: Commercial and Industrial Uses. The community has expressed a need for various commercial amenities that are more fully described in Chapter 2-6. The Town should encourage the location of these services in or near the town. Chapter 2-6 also identifies Bridgeville's heritage and current position as a location where industries which serve agriculture are located and encourages the town to continue that tradition.
- 9) Increase Housing Choices. Chapter 2-7 identifies the need for a range of housing choices in Bridgeville to meet the needs of different age and income groups, including young couples, single adults, and the elderly. The town should encourage the construction of projects containing townhouses, condominiums, and small single family homes in neighborhood settings.
- 10) Open Space in Developments. The town should encourage open space, playgrounds, and park areas in conjunction with new developments as described in Chapter 2-9.

Short Term Implementation Projects

The following implementation projects are achievable within the five-year period between the plan's adoption and the required plan update:

- 1) Review the Bridgeville Zoning Ordinance and Revise as Necessary. Bridgeville's Zoning Ordinance dates back to the 1960s and has not been significantly revised since then. The ordinance provides a great deal of flexibility to property owners, but it offers the town very little control over growth and development activities. Modern zoning ordinances can preserve the flexibility needed to encourage appropriate growth and development, while giving the Town adequate controls over land development activities to ensure that the public's health, safety, and welfare are protected. The zoning ordinance should be reviewed in detail by the Planning Commission and revised as needed in order to properly address the anticipated growth that the Plan envisions.
- 2) Enact a Subdivision Ordinance. Bridgeville has no subdivision ordinance to govern the layout, design, and development of new streets, utilities, and building lots. Bridgeville should develop and adopt a subdivision ordinance to govern these activities. This implementation measure is critically needed if Bridgeville is to annex large areas which are to be the site of new housing and commercial developments, as is anticipated in the Plan.
- 3) Develop Plan Review Procedures and Policies. The Town should clarify the application requirements and review procedures for site plans, conditional uses, annexations, rezonings, and subdivisions. The Planning Commission should serve in an advisory capacity to the Town Commission and review and comment on these applications prior to their consideration by the Town Commission. The Town could consider granting the Planning Commission review and approval authority over certain administrative applications, such as site plans, conditional uses, and subdivision plans.
- 4) Annex the Middle School Site. The Plan recommends that the parcel on which the Woodbridge School District intends to construct a middle school be annexed in its entirety.
- 5) Waste Water Treatment Upgrades. The Town should construct Phase I of the intended upgrades to the Waste Water Treatment Plant, which includes a summer spray irrigation/winter stream discharge system.
- 6) Acquire Certificate of Public Convenience and Necessity. The Town should apply to the Public Service Commission to acquire a Certificate of Public Convenience and Necessity (CPCN) in order to have the legal right to serve areas in and around the town with public water service.
- 7) Realignment of the Route 13/404 Intersection. The Town should work with DelDOT and Sussex County to ensure the timely completion of the realignment of the Route 13/404 intersection as discussed in Chapter 2-4. A pedestrian crossing should be included in the new design.
- 8) Service Road Construction. The Town should work with DelDOT and Sussex County to ensure the implementation of the service road network envisioned by DelDOT's Corridor Capacity Preservation Program.

- 9) Transit Service Upgrades. The Town should meet with DTC and the community at large and work to enact upgraded transit services for Bridgeville residents that would link the town to other employment centers in the State.
- 10) Develop a Historic District Overlay Zone. The Town should develop a Historic District Overlay Zone within its zoning ordinance in order to protect the integrity and viability of Bridgeville's historic district.
- 11) Appoint a Historic District Committee. The Town should appoint a committee to review building activity in the Historic District. This committee should be enabled by, and work in conjunction with, the overlay zoning ordinance described above.
- 12) Identify Important Cultural Sites in Bridgeville. The Town should work to identify and evaluate key historic and cultural sites throughout the town as discussed in Chapter 2-5.
- 13) Market Street Strategy. The Town should develop an integrated strategy to preserve and enhance Market Street's role as the heart of the community and help it's businesses and properties adapt to challenges from outside competition. This is more fully described in Chapter 2-6.
- 14) Preserve Bridgeville's Historic Housing Stock. The Town should evaluate the existing historic housing stock and take any necessary measures to preserve it. Some specific steps the Town could take are listed in Chapter 2-7.
- 15) Protect Floodplains and Wetlands. The Town should consider revising the zoning ordinance to provide specific protections for floodplains and wetlands in Bridgeville. See Chapter 2-8 for more details on the value of preserving floodplains and wetlands.
- 16) Enact Buffer Requirements to Protect Bridgeville Branch. The town should revise the zoning ordinance to enact buffer requirements around Bridgeville Branch in order to enhance water quality, protect floodplains and wetlands, and provide for recreational opportunities. Buffers around the stream are discussed in both Chapter 2-8 and 2-9.
- 17) Tree Planting and Preservation. The town should amend the zoning ordinance to require new tree plantings in new developments. The ordinance could also be amended to encourage developers to preserve existing stands of mature trees.

Long Term Implementation Projects

The following implementation projects may take longer than five years to complete, and some may take 10 years or more for the town to realize:

- 1) Waste Water Treatment Upgrades. The Town should complete Phase II of the wastewater treatment upgrades discussed in Chapter 2-3. These upgrades include the

development of a full spray irrigation system and the dismantling of the existing treatment plant.

- 2) *Bicycle and Pedestrian Network.* The Plan envisions a continuous network of sidewalks and bicycle paths throughout the town connecting the various parks and cultural activities to neighborhoods and workplaces. This network will be an ongoing project that will involve construction of sidewalks by developers, construction by the State as a part of their service road plans, and construction of sidewalks by the town to fill in the gaps that exist in the network.
- 3) *Market Street Physical Enhancements.* Physical enhancements to Market Street are discussed in Chapters 2-5 and 2-6, including streetscape improvements and the relocation of utilities. It may take more than five years to properly plan and design these improvements and for the town to obtain the necessary funding to implement them.
- 4) *Bridgeville Branch Greenway.* The Plan recommends a recreational greenway be developed along Bridgeville Branch. This greenway is likely to be a longer term project which will coincide with private development in the area and the availability of funding.
- 5) *Recreational Area, South of Town.* Chapter 2-9 describes the desirability of a larger park or recreational area south of town. The Town will have to obtain necessary funding and potentially other partner agencies in order to develop this park. Organizing such an endeavor and obtaining the land, the funding, and partnership agreements may take longer than five years.
- 6) *Community Center.* The Town should develop a community center and park in the vicinity of Town Hall and in the location of the sewer treatment facility that is to be dismantled. The wastewater treatment plant will likely be in use for some time before the Phase II wastewater improvements are complete. However, the Town may be able to proceed with some portion of the community center project while the plant is still operational as discussed in Chapter 2-9.

Appendix A – Housing Activity in Bridgeville 1990 to 2000

Table A-1. New Housing Units Constructed in Bridgeville 1990 to 2000

Date	Dwelling Units	Address / Location
1990	2	511 S. Cannon St. (duplex)
1990	1	309 S. Main St.
1992	49	S. Main Street – Lavery Lane Housing (apts.)
1993	1	307 Walnut Street
1993	1	421A Cedar Street
1994	1	113 First Street
1995	1	Oak Street
2000	1	Church Street
<i>Total</i>	<i>57</i>	

Source: Town of Bridgeville, 2000

Table A-2. Residential Properties Annexed into Bridgeville - 1990 to 2000

Date	Dwelling Units	Address / Location
1996	35	Route 13 – Elizabeth Cornish Landing (apts.)
1996	25	Route 13 – Canterbury Apartments (apts.)
1996	15	Jacobs Ave, S. Main St., Elm St. (single family homes)
<i>Total</i>	<i>75</i>	

Source: Town of Bridgeville, 2000

Table A-3 Residential Properties Demolished in Bridgeville -1990 to 2000

Date	Dwelling Units	Address / Location
1990s	1	Walnut St.
1990s	1	Walnut St.
1990s	1	Delaware Ave.
1990s	1	S. Main Street
<i>Total</i>	<i>4</i>	

Source: Town of Bridgeville, 2000

Appendix B –House Sales Activity in Bridgeville (1994-May 2001)

Table B-1. Recent House Sales Activity in Bridgeville, 1994 - 2001

Address	List Price	Sale Price	Date	Days on Market
312 N. Main St.	84900	84900	1994	660
107 Edgewood St.*	63500	63500	1995	31
207 Main St.	65000	58000	1995	328
209 Market St.	62500	53500	1995	475
403 N. Main St.	49500	30000	1995	311
105 Jacobs Dr.	129500	120000	1996	101
108 Delaware Avenue	89900	87900	1996	62
108 Sussex Avenue*	69900	63000	1996	293
21 Gum Dr.	32500	31000	1996	147
302 Sussex Ave.	49995	52000	1996	163
306 Market St.	37500	27000	1997	230
310 Cedar St.	68500	72500	1997	406
311 Walnut St.	89900	80000	1997	280
1 Elm St.	79000	75000	1998	157
103 Edgewood St.	59900	59900	1998	208
113 Jacob Ave.*	95900	89500	1998	50
206 S. Main St.	69900	63800	1998	686
25 Church St.	60000	60000	1998	510
308 Delaware Ave.	44900	39900	1998	155
315 S. Main St.	95000	81000	1998	151
107 Edgewood St.*	75000	72500	1999	130
111 Sussex Ave.	98000	94000	1999	123
113 Jacob Ave.*	92500	87000	1999	73
204 Market St.	125900	119900	1999	78
306 Cedar St.	89000	83000	1999	157
311 Cedar St.	89000	86700	1999	53
400 Laws St.	72500	72500	1999	95
402 Walnut St.	53500	57500	1999	243
403 Cedar St.	70500	67000	1999	68
407 Cedar St.	82000	72900	1999	149
409 Walnut St.	49900	45900	1999	152
416 Walnut St.	26000	26000	1999	27
419 S. Main St.	55000	55000	1999	190
507 N. Cannon St.	38900	37900	1999	285
600 N. Cannon St.	64900	64900	1999	455
110 Delaware Ave.	97900	95000	2000	155
201 Walnut St.	124500	124500	2000	136

Address	List Price	Sale Price	Date	Days on Market
302 Delaware Ave.	79900	86000	2000	96
303 Market St.	109500	106000	2000	203
413 Laws St.	93000	93000	2000	81
108 Sussex Avenue*	89900	86500	2001	84
109 N. Main St.	95000	95000	2001	681
3 Elm St.	93000	91000	2001	176
Average	\$75,884	\$72,374		216
Median	\$75,000	\$72,500		155

Source: Mr. Joe Conaway, Cooper Realty Associates, Inc. Compiled by IPA, 2001

* denotes properties that were bought and resold between 1994 and 2001

Table B-2. House Sales Summary by Year, Bridgeville 1994 - 2001

Year	Average List Price	Median List Price	Ave. Sale Price	Median Sale Price	Average Days on Market	Median Days on Market	Sales per Year
1994	\$84,900	\$84,900	\$84,900	\$84,900	660	660	1
1995	\$60,125	\$63,000	\$51,250	\$55,750	286	320	4
1996	\$74,359	\$69,900	\$70,780	\$63,000	153	147	5
1997	\$65,300	\$68,500	\$59,833	\$72,500	305	280	3
1998	\$72,086	\$69,900	\$67,014	\$63,800	274	157	7
1999	\$72,173	\$72,500	\$69,513	\$72,500	152	130	15
2000	\$100,960	\$97,900	\$100,900	\$94,000	134	136	5
2001	\$92,633	\$93,000	\$90,833	\$91,000	314	176	3

Source: Mr. Joe Conaway, Cooper Realty Associates, Inc. Compiled by IPA, 2001

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Map Appendix

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Map 4	Primary Sanitary Sewer System
Map 5	Woodbridge School District
Map 6	State Investment Strategies Map
Map 7	Existing Land Use Map – May 2000
Map 8a	Future Land Use Map A
Map 8b	Future Land Use Map B
Map 9	Growth and Annexation Plan
Map 10	Environmental Features

Maps are not included in this particular PDF file. See separate maps or full set of maps in another PDF file.