



Initial Review: \_\_\_\_\_  
Updated On: \_\_\_\_\_  
Complete: \_\_\_\_\_  
Official Use Only

## Coastal Zone Management Act Federal Consistency Form

This document provides the Delaware Coastal Management Program (DCMP) with a Federal Consistency Determination or Certification for activities regulated under the Coastal Zone Management Act of 1972, as amended, and NOAA's Federal Consistency Regulations, 15 C.F.R. Part 930. Federal agencies and other applicants for federal consistency are not required to use this form; it is provided to applicants to facilitate the submission of a Consistency Determination or Consistency Certification. In addition, federal agencies and applicants are only required to provide the information required by NOAA's Federal Consistency Regulations.

**Project/Activity Name:** \_\_\_\_\_

### I. Federal Agency or Non-Federal Applicant Contact Information:

Contact Name/Title: \_\_\_\_\_

Federal Agency Contractor Name (if applicable): \_\_\_\_\_

Federal Agency: \_\_\_\_\_  
(either the federal agency proposing an action or the federal agency issuing a federal license/permit or financial assistance to a non-federal applicant)

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail: \_\_\_\_\_ Telephone #: \_\_\_\_\_

### II. Federal Consistency Category:

Federal Activity or Development Project  
(15 C.F.R. Part 930, Subpart C)

Federal License or Permit Activity  
(15 C.F.R. Part 930, Subpart D)

Outer Continental Shelf Activity  
(15 C.F.R. Part 930, Subpart E)

Federal License or Permit Activity which occurs  
wholly in another state (interstate consistency  
activities identified in DCMP's Policy document)

Federal Financial Assistance  
(15 C.F.R. Part 930, Subpart F)

### III. Detailed Project Description (attach additional sheets if necessary):

**IV. General Analysis of Coastal Effects** (attach additional sheets if necessary):

**V. Detailed Analysis of Consistency with DCMP Enforceable Policies** (attach additional sheets if necessary):

**Policy 5.1: Wetlands Management**

**Policy 5.2: Beach Management**

**Policy 5.3: Coastal Waters Management** (includes wells, water supply, and stormwater management. Attach additional sheets if necessary)

**Policy 5.4: Subaqueous Land and Coastal Strip Management**

**Policy 5.5: Public Lands Management**

**Policy 5.6: Natural Lands Management**

**Policy 5.7: Flood Hazard Areas Management**

**Policy 5.8: Port of Wilmington**

**Policy 5.9: Woodlands and Agricultural Lands Management**

**Policy 5.10: Historic and Cultural Areas Management**

**Policy 5.11: Living Resources**

**Policy 5.12 Mineral Resources Management**

**Policy 5.13: State Owned Coastal Recreation and Conservation**

**Policy 5.14: Public Trust Doctrine**

**Policy 5.15: Energy Facilities**

**Policy 5.16: Public Investment**

**Policy 5.17: Recreation and Tourism**

**Policy 5.18: National Defense and Aerospace Facilities**

**Policy 5.19: Transportation Facilities**

**Policy 5.20: Air Quality Management**

**Policy 5.21: Water Supply Management**

**Policy 5.22: Waste Disposal Management**

**Policy 5.23: Development**

**Policy 5.24: Pollution Prevention**

**Policy 5.25: Coastal Management Coordination**

**VI. JPP and RAS Review** (Check all that apply):

Has the project been reviewed in a monthly Joint Permit Processing and/or Regulatory Advisory Service meeting?

JPP

RAS

None

\*If yes, provide the date of the meeting(s): \_\_\_\_\_

**VII. Statement of Certification/Determination and Signature** (Check one and sign below):

**FEDERAL AGENCY CONSISTENCY DETERMINATION.** Based upon the information, data, and analysis included herein, the federal agency, or its contracted agent, listed in (I) above, finds that this proposed activity is consistent to the maximum extent practicable with the enforceable policies of the Delaware Coastal Management Program.

OR

**FEDERAL AGENCY NEGATIVE DETERMINATION.** Based upon the information, data, and analysis included herein, the federal agency, or its contracted agent, listed in (I) above, finds that this proposed activity will not have any reasonably foreseeable effects on Delaware's coastal uses or resources (Negative Determination) and is therefore consistent with the enforceable policies of the Delaware Coastal Management Program.

OR

**NON-FEDERAL APPLICANT'S CONSISTENCY CERTIFICATION.** Based upon the information, data, and analysis included herein, the non-federal applicant for a federal license or permit, or state or local government agency applying for federal funding, listed in (I) above, finds that this proposed activity complies with the enforceable policies of the Delaware Coastal Management Program and will be conducted in a manner consistent with such program.

Signature:			
Printed Name:		Date:	

Pursuant to 15 C.F.R. Part 930, the Delaware Coastal Management Program must provide its concurrence with or objection to this consistency determination or consistency certification in accordance with the deadlines listed below. Concurrence will be presumed if the state's response is not received within the allowable timeframe.

**Federal Consistency Review Deadlines:**

Federal Activity or Development Project (15 C.F.R. Part 930, Subpart C)	60 days with option to extend an additional 15 days or stay review (15 C.F.R. § 930.41)
Federal License or Permit (15 C.F.R. Part 930, Subpart D)	Six months, with a status letter at three months. The six month review period can be stayed by mutual agreement. (15 C.F.R. § 930.63)
Outer Continental Shelf Activity (15 C.F.R. Part 930, Subpart E)	Six months, with a status letter at three months. If three month status letter not issued, then concurrence presumed. The six month review period can be stayed by mutual agreement. (15 C.F.R. § 930.78)
Federal Financial Assistance to State or Local Governments (15 C.F.R. Part 930, Subpart F)	State Clearinghouse schedule

**OFFICIAL USE ONLY:**

Reviewed By:	Fed Con ID:	Date Received:
Public notice dates: _____ to _____	Comments Received: <input type="checkbox"/> NO <input type="checkbox"/> YES <i>[attach comments]</i>	
Decision type: <small>(objections or conditions attach details)</small>	Decision Date: _____	

**BENNET STREET**

**PROPERTY STATUS AS OF 4/3/2023**

	<u>PROPERTY ADDRESS</u>	<u>CURRENT OWNER</u>	<u>PARCEL NUMBER</u>
1	835 Bennett Street	Land Bank	26-036.30-573
2	836 Bennett Street	WHP	26-044.10-104
3	837 Bennett Street	C of W	26-036.30-574
4	838 Bennett Street	WHP	26-036.30-692
5	839 Bennett Street	WHP	26-036.30-575
6	840 Bennett Street	WHP	26-036.30-691
7	841 Bennett Street	WHP	26-036.30-576
8	842 Bennett Street	WHP	26-036.30-690
9	843 Bennett Street	Land Bank	26-036.30-577
10	844 Bennett Street	Land Bank	26-036.30-689
11	845 Bennett Street	WHP	26-036.30-578
12	846 Bennett Street	WHA	26-36.30-688
13	847 Bennett Street	WHP	26-36.30-579
14	848 Bennett Street	WHP	26-36.30-687

15	849 Bennett Street	Drewy L Richardson	26-36.30-580
16	850 Bennett Street	WHP	26.036.30-686
17	851 Bennett Street	WHP	26-036.30-581
18	852 Bennett Street	WHP	26-036.30-685
19	853 Bennett Street	Land Bank	26-036.30-582
20	854 Bennett Street	WHP	26-036.30-684
21	855 Bennett Street	WHP	26-036.30-583
22	856 Bennett Street	WHP	26-036.30-683
23	857 Bennett Street	WHP	26-036.30-584
24	858 Bennett Street	C of W	26-036.30-682
25	859 Bennett Street	Land Bank	26-036.30-585
26	860 Bennett Street	WHP	26-036.30-681
27	861 Bennett Street	WHP	26-036.30-586
28	862 Bennett Street	GOAN	26-036.30-680
29	863 Bennett Street	WHP	26-036.30-587
30	864 Bennett Street	Bettina Leatherbury	26-036.30-679



**PROPERTIES TO BE DEMOLISHED**

**849 Bennett Street**

**862 Bennett Street**

**864 Bennett Street**

**835 Bennett Street**

## Project narrative

Project Name: Bennett Street Revitalization Project

Project Purpose: The project proposes to build 20 affordable homes. When completed, 12 of the units will be sold to affordable income eligible families and 8 units will remain as affordable housing rental units.

Project Scope: The project proposes to build 20 affordable homes. When completed, 12 of the units will be sold to affordable income eligible families and 8 units will remain as affordable housing rental units. The project is located on the 800 block of Bennett Street, in Wilmington, DE 19801.

Homes will be slab-on-grade with a combination of 2-3 bedrooms. Living space will be configured with larger kitchens and family space. The units are designed to allow occupants to age-in-place, and will have laundries on the second floor, and handrails installed in the showers. Floors will be vinyl planking, avoiding the health and allergy issues related to carpet. We intend to provide front porches. There is significant research documenting the positive impact of porches, allowing neighbors to communicate and monitor activity in the neighborhood.

Exterior construction will be a mix of brick, Hardie plank, and vinyl window products. Each unit will have metal front and back doors with storm doors. All units will have energy efficient appliances. We anticipate a rear drivable alley with off-street parking. The project will also have appropriate streetscaping and each unit will have the capacity for electric vehicle charging to the curb.

The CPF funds will be used for construction. Currently, the project has not started as the Environmental Assessment has not been completed. No subrecipient will be used to implement any part of the project.



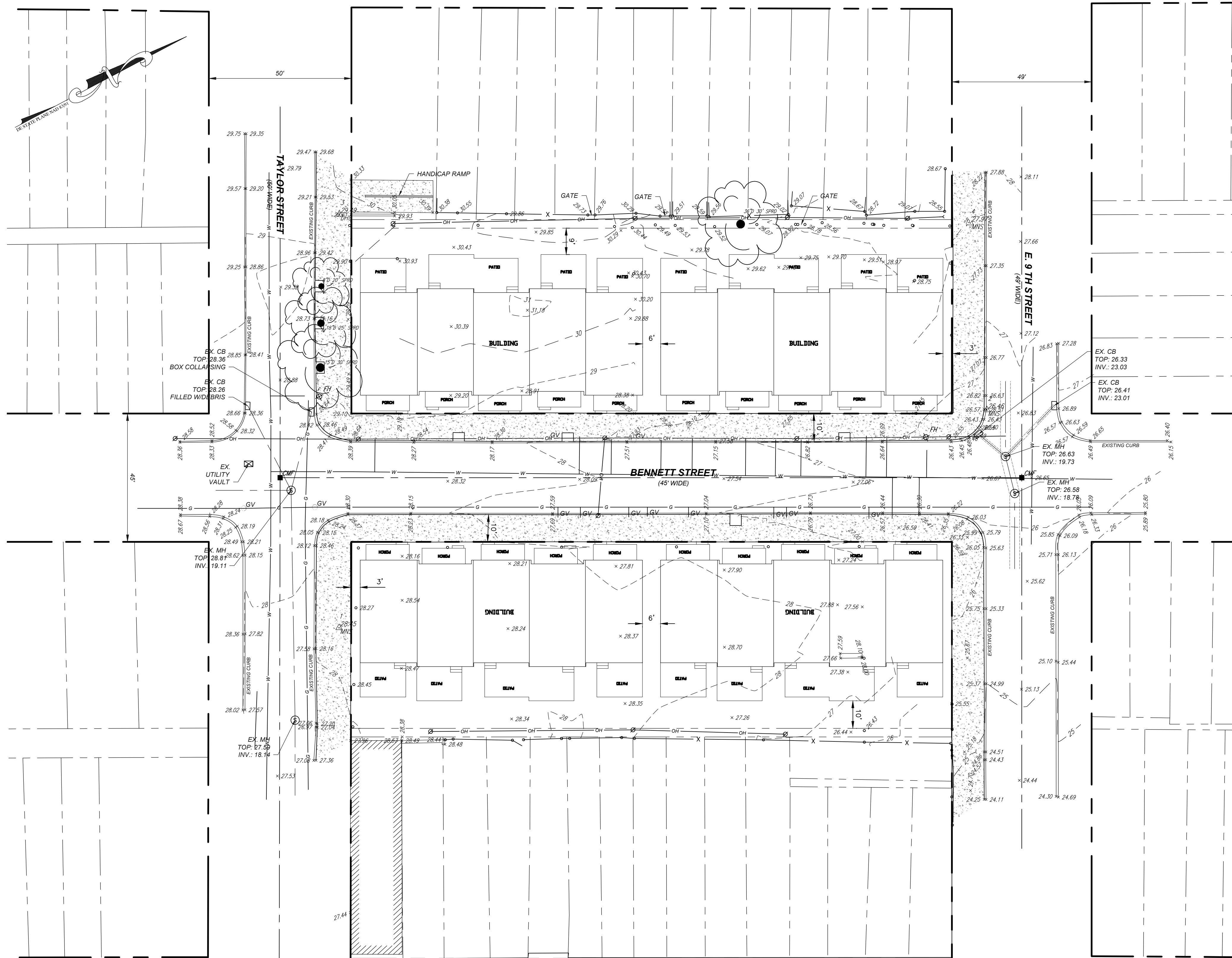








SPRUCE STREET (U.S. 13)  
(WIDTH VARIES)



N. CHURCH STREET (U.S. 13)  
(WIDTH VARIES)

REVISIONS

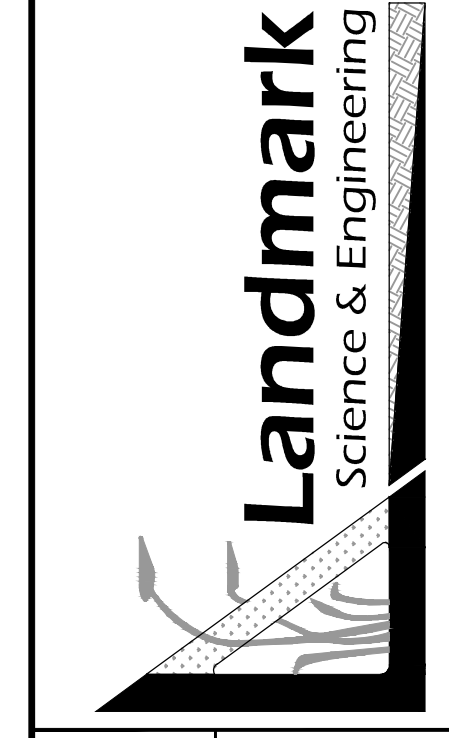
NO.	DATE	DESCRIPTION

CONCEPT PLAN  
FOR  
**BENNETT STREET**  
OWNER  
TOMASZAK, LLC  
100 WEST 10TH STREET, SUITE 1104  
WILMINGTON, DE 19801  
(302) 655-6215

DEPARTMENT OF LAND USE  
APPROVAL BLOCK

200 CONTINENTAL DRIVE  
SUITE 400  
NEW CASTLE, DE 19720  
PHONE (302) 323-9277  
FAX (302) 323-9441  
WWW.LANDMARK-SE.COM  
INFO@LANDMARK-SE.COM

210 RESEARCH BLVD.  
SUITE 100  
NEW CASTLE, DE 19720  
PHONE (410) 329-5144  
FAX (410) 329-9441  
INFO@LANDMARK-SE.COM



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DRAWN BY: DLM	SCALE: 1"=20'	DATE: 6/3/22	COMMISSION: C-0026-CN
CHECK BY: DLM	SHEET: CO-01 of 1	GRAPHIC SCALE: 0 10 20 40	FILE NAME: CNST-BASE.dwg
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