



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: Latin American Community Center Parking Lot

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

Contact Name/Title: Danielle Rich, Project Manager

Federal Agency Contractor Name (if applicable): M&L Associates Inc.

Federal Agency: HUD
(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: 800 Vinial St, Suite B414

City: Pittsburgh State: PH Zip Code: 15212

E-mail: danieller@mandl.net Telephone #: 412-323-1950

II. Federal Consistency Category:

- Federal Activity or Development Project (15 C.F.R. Part 930, Subpart C)
- Outer Continental Shelf Activity (15 C.F.R. Part 930, Subpart E)
- Federal Financial Assistance (15 C.F.R. Part 930, Subpart F)
- Federal License or Permit Activity (15 C.F.R. Part 930, Subpart D)
- Federal License or Permit Activity which occurs wholly in another state (interstate consistency activities identified in DCMP's Policy document)

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

The project consists of acquisition and demolition of the garage structures located on 403, 409, 415 N Harrison St, Wilmington, DE 19805. After demolition, a new parking lot will be paved creating 38 spaces and a 1,000 sq. ft. structure will be built to house maintenance equipment.

Please see attached project documents.

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

The proposed activities are expected to have no coastal effects and are consistent with the policies of the Delaware Coastal Management Program.

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

Policy 5.1: Wetlands Management

Project site is not located in a wetland and no effect is anticipated.

Policy 5.2: Beach Management

Project site is not located on a beach and no effect is anticipated.

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

Unless exempt, land will not be disturbed without an approved sediment and stormwater management plan. Required licenses and permits will be obtained from DNREC, if necessary.

Policy 5.4: Subaqueous Land and Coastal Strip Management

The nature of the activity should not negatively effect the coastal strip.

Policy 5.5: Public Lands Management

Project site is not located on public lands.

Policy 5.6: Natural Lands Management

Site is not being proposed for nature reserves and the nature of the activity should not effect current nature preserves or natural areas.

Policy 5.7: Flood Hazard Areas Management

Project site is not located in a flood hazard area.

Policy 5.8: Port of Wilmington

The purpose of the project is to create facilities that support a non-profit organization who provides valuable public services to school-age children and their families. The project is also removing blight. This supports the economic vitality of the Port of Wilmington.

Policy 5.9: Woodlands and Agricultural Lands Management

The nature of the activity should not effect woodlands and agricultural lands.

Policy 5.10: Historic and Cultural Areas Management

The project has been submitted for review to the Delaware Division of Historical and Cultural Affairs.

Policy 5.11: Living Resources

The project should not cause negative impact to living resources.

Policy 5.12 Mineral Resources Management

Due to the nature of the activity this policy is not applicable.

Policy 5.13: State Owned Coastal Recreation and Conservation

Due to the nature of the activity this policy is not applicable.

Policy 5.14: Public Trust Doctrine

Sites do not have streams, therefore not applicable.

Policy 5.15: Energy Facilities

Due to the nature of the activity this policy is not applicable.

Policy 5.16: Public Investment

Due to the nature of the activity this policy is not applicable.

Policy 5.17: Recreation and Tourism

Due to the nature of the activity this policy is not applicable.

Policy 5.18: National Defense and Aerospace Facilities

Due to the nature of the activity this policy is not applicable.

Policy 5.19: Transportation Facilities

Due to the nature of the activity this policy is not applicable.

Policy 5.20: Air Quality Management

The project should not cause negative effects to air quality.

Policy 5.21: Water Supply Management

The project should not effect water supplies.

Policy 5.22: Waste Disposal Management

The City of Wilmington will provide sewer services to the site, if necessary.

Policy 5.23: Development

Project activities will take place in a developed urban community.

Policy 5.24: Pollution Prevention

Waste that is generated from the project will be disposed of in a manor that minimizes threats to the environment and human health.

Policy 5.25: Coastal Management Coordination

A consistency determination is being sought from the DCMP.

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:	<i>Danielle Rich</i>		
Printed Name:	Danielle Rich	Date:	06/21/2023

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 checked="" type="checkbox"/> YES <i>[attach comments]</i>	
Decision type: <small>(objections or conditions attach details)</small>	Decision Date: _____	

The Latin American Community Center (LACC)

HUD FY 2023 Community Project Funding - Grant Award B-23-CP-DE-0361

Description of Intended Projects

Project 1: Staff Parking Lot

Project Address/es: 403, 409, 415 N Harrison St. Wilmington, DE 19805, Tax parcels: 26-034.20-010, 26-034.20-011, 26-034.20-449

Project Description: The staff parking lot project will create additional parking for LACC staff. In May of 2023, the LACC will open a new early childhood center at 402 N. Van Buren St. Wilmington, DE 19805. This center will increase the number of children ages 0-5 that the LACC serves by approximately 80. Serving an increased number of children has meant that the LACC has had to hire additional staff. To decrease pressure on street parking, which is shared by both residents and businesses in the area, the LACC will purchase three lots that it currently rents. Three connected garages sit atop these lots. The LACC currently rents these garages for storage and limited parking. The garages are in poor condition. The LACC will demolish the garages, create a parking lot with 38 spaces, and also construct a 1,000 sq. ft. structure to house building and grounds maintenance equipment. The newly constructed lot will be for LACC employee use only Monday-Friday 6:00 am-6:00 pm. Nearby residents may use the lot outside of those hours.

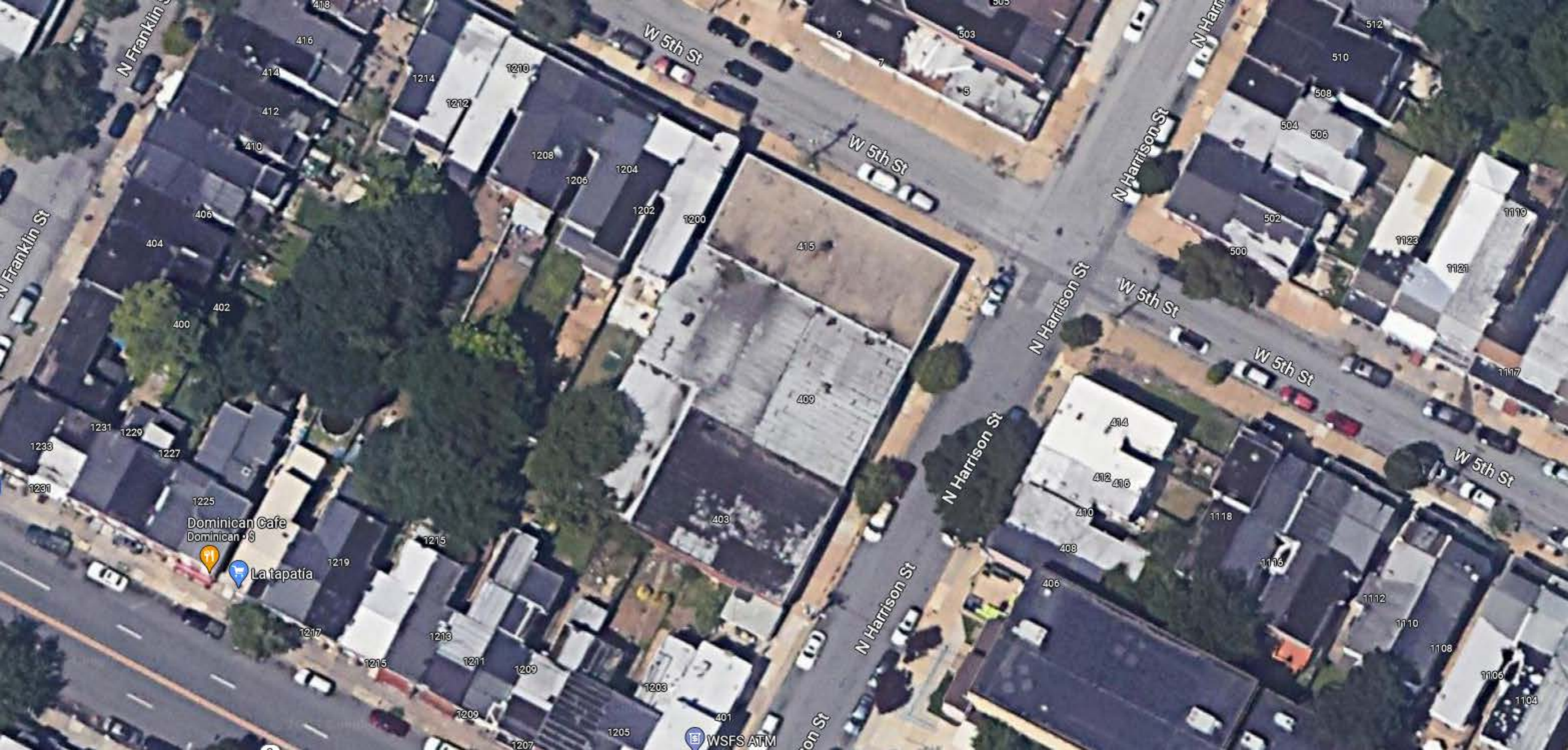
Estimated Cost

Purchase of lots/garages: \$750,000

General contractor fees for demolition and construction: \$620,000

Owner's fees for design, permitting, and remediation/abatement: \$130,000

Total: \$1,500,000



N Franklin St

N Franklin St

W 5th St

W 5th St

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N Harrison St

W 5th St

W 5th St

W 5th St

N Harrison St

N Harrison St

WSFS ATM

Dominican Cafe
Dominican

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1104

1119
1123
1121
1117



403 N Harrison St.



409 N Harrison St.



415 N Harrison St.



All three addresses



Side of building on 5th Street at 415 N Harrison St.



Sidewalk/entry to all three garages from 5th Street



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Project/Activity Name: Latin American Community Center Playground

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

Contact Name/Title: Danielle Rich, Project Manager

Federal Agency Contractor Name (if applicable): M&L Associates Inc.

Federal Agency: HUD
(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: 800 Vinial St, Suite B414

City: Pittsburgh State: PH Zip Code: 15212

E-mail: danieller@mandl.net Telephone #: 412-323-1950

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- Federal License or Permit Activity (15 C.F.R. Part 930, Subpart D)
- Federal License or Permit Activity which occurs wholly in another state (interstate consistency activities identified in DCMP's Policy document)

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

Construction of a school-age playground at 1131 W 4th St, Wilmington, DE 19801
Please see attached project documents.

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

The proposed activities are expected to have no coastal effects and are consistent with the policies of the Delaware Coastal Management Program.

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

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Project site is not located on a beach and no effect is anticipated.

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Unless exempt, land will not be disturbed without an approved sediment and stormwater management plan. Required licenses and permits will be obtained from DNREC, if necessary.

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The nature of the activity should not negatively effect the coastal strip.

Policy 5.5: Public Lands Management

Project site is not located on public lands.

Policy 5.6: Natural Lands Management

Site is not being proposed for nature reserves and the nature of the activity should not effect current nature preserves or natural areas.

Policy 5.7: Flood Hazard Areas Management

Project site is not located in a flood hazard area.

Policy 5.8: Port of Wilmington

The purpose of the project is to create a facility that will provide quality public services to school-age children and their families. This supports the economic vitality of the Port of Wilmington.

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The nature of the activity should not effect woodlands and agricultural lands.

Policy 5.10: Historic and Cultural Areas Management

The project has been submitted for review to the Delaware Division of Historical and Cultural Affairs.

Policy 5.11: Living Resources

The project should not cause negative impact to living resources.

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Due to the nature of the activity this policy is not applicable.

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Sites do not have streams, therefore not applicable.

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Policy 5.20: Air Quality Management

The project should not cause negative effects to air quality.

Policy 5.21: Water Supply Management

The project should not effect water supplies.

Policy 5.22: Waste Disposal Management

The City of Wilmington will provide sewer services to the site.

Policy 5.23: Development

Project activities will take place on a vacant lot in a developed urban community.

Policy 5.24: Pollution Prevention

Waste that is generated from the project will be disposed of in a manor that minimizes threats to the environment and human health.

Policy 5.25: Coastal Management Coordination

A consistency determination is being sought from the DCMP.

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):

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Printed Name:	Danielle Rich	Date:	06/21/2023

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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 checked="" type="checkbox"/> YES <i>[attach comments]</i>	
Decision type: <small>(objections or conditions attach details)</small>	Decision Date: _____	

Project 4: Playground

Project Address/es: 1131 W. Fourth St. Wilmington, DE 19805 (recently combined into one tax parcel and was formerly 1129, 1131, 1133, and 1135 W. Fourth St.) Tax parcel: 26-034.20-048

Project Description: The LACC serves approximately 170 school-age children in before and after school and summer camp programs each year. To provide outdoor play space for these children, the LACC plans to construct a school-age playground on lots that we already own on West Fourth Street, Wilmington. The project includes preparing the lots for equipment and surfacing installation, installation of the playground and safety fencing, and landscaping.

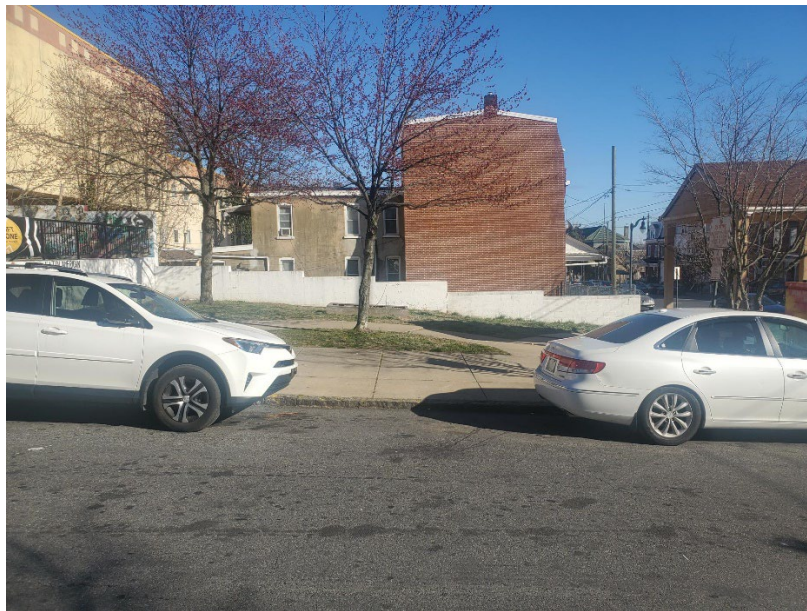
Estimated Cost

General contractor fees: \$643,058

Civil & architectural design costs: \$40,000

Permitting fees: \$12,218

Total: \$695,276



View of 1131 W 4th St. from Harrison St.



View of 1131 W 4th St. from 4th St.

