

Report of the Salt Pond Plaza Workgroup  
October 18, 2008

There has been significant site work on the Salt Pond Plaza since our last newsletter report. Monthly updates have been presented at the SPHA Board meetings, and this report will summarize them.

The developer has cleared the lot and installed underground stormwater management materials and equipment, and preparations and work are in process for utilities (water and sewer) to the site. Construction of the actual buildings will likely begin very soon. Harris Teeter is expected to open in early summer 2009.

The Salt Pond Plaza Workgroup negotiating team has met numerous times with the developer, his engineer and broker/business partner. We have met with staff of the Sussex Conservation District and DelDot concerning issues related to the commercial development of this property and its impact on our community, and those agencies have assured that all proper planning and attention was given to the designs as they were submitted for approval.

We have come to a general agreement with the developer on several important issues, and are in the process now of refining the language for legal documents which must be signed by both parties. In summary, we have accomplished the following with approval of the Board of Directors and for the benefit of our community and homeowners:

-- Stormwater runoff from the Plaza will be managed by underground and pond facilities so the golf course and neighboring homes should not be negatively affected by the presence of the new Plaza, even in event of a major storm or nor'easter. We retained engineers to work with the developer to ensure the best possible design to retain and discharge runoff. The Conservation District has approved the stormwater management system which resulted from these efforts. Some construction will be required on golf course property, to install the necessary improvements to handle this new requirement, and that work will be performed at a time and in a manner to minimize disruption of the golf business.

-- The private roads (Bethany Loop on both the east and south sides of the Plaza) will be repaired as needed during construction, and when the construction is completed they will be fully paved.

-- A sidewalk will be installed on the retail side of Bethany Loop, so pedestrians will not be competing for space with vehicles.

-- The developer will provide some mitigating landscaping.

-- Long-term maintenance of the stormwater management system and roads has been negotiated so the retail property owner will appropriately share those costs with SPHA.

Harris Teeter has indicated that it will meet with us later to discuss additional areas of concern such as lighting, trash removal, delivery schedules, etc. We are optimistic that they will work with us in a sensitive and friendly manner.

Additional and future information will be provided on the SPHA web site.

Submitted by  
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Chairperson