



## MEMORANDUM

**TO:** Planning Commission

**FROM:** Parks and Recreation Commission

**SUBJECT:** Virden Subdivision

**DATE:** March 11, 2021

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On Monday, November 16, 2020 the Lewes Parks and Recreation Commission (RPC) reviewed the Virden subdivision plan. Attorney Vince Robertson and engineer Robert Palmer were present for the discussion as well as City Planner Janelle Cornwell. The PRC reviewed the plan related to any proposed recreational amenities, walkability and bikeability of the subdivision to other Lewes parks, trails, and any proposed tree removal or planting plans, and existing or proposed open space, effect on adjacent park areas or other natural features within the City for comment to the Lewes Planning Commission.

- This is a five-lot subdivision with 6000 square feet of open space, which is a little over 10% of the overall open space in the development. This area will abut property owned by the City. The area will be maintained by the HOA and are proposing grass only.
- There is no proposal for street trees in the plan. HOA will maintain the large Ginkgo tree on the and two large maples.
- No sidewalks are planned for along the road in the development because of the size however there are existing sidewalks along Kings Highway to the rail trail. All lots have access to walk or bike to the library, downtown, and the Junction-Breakwater Trail.

The PRC questioned why trees or shrubs were not recommended for the open space. Mr. Robertson stated Mr. Virden has been working with the City to have the berm removed due to concerns with water retention. There are no objections to planting trees and shrubs in that area.

The PRC recommends small native trees, plants, and shrubs be planted in the buffer to encourage a healthier environment to attract birds, caterpillars, and butterflies. Recommended native trees can be found on the attached link <https://www.nwf.org/NativePlantFinder/>.