



Chapter V
Resource Protection

5.1 Introduction

Within Hockessin's boundaries, fragile ecological environments exist (e.g., Cockeysville Formation, wetlands, floodplains and forestland) that sustain biodiversity and provide valuable benefits critical in sustaining and nurturing life (e.g. drinking water, clean air). The protection of these environmental and historic resources, as well as the preservation of public and private open spaces along with the continued dedication of parkland and active recreational facilities are important components that result in the higher quality of life enjoyed by area residents. Hockessin residents have expressed a strong interest in protecting and preserving local environmental and historic resources, acknowledging their importance in achieving the highest quality of life

5.2 Environmental Goal

To sustain a balanced and healthful relationship between man and the environment that minimizes the adverse impacts of development on natural resources and features.

possible for current residents, and for future generations.

5.3 Environmental Implementation Objectives

5.3.1

Preserve, protect, and/or enhance water quality and promote efficient and responsible water quantity management measures.

5.3.2

Alleviate existing stormwater management and flooding problems.

5.3.3

Encourage a regional approach to storm water management.

5.3.4

Conserve groundwater supplies and protect underground aquifers.

5.3.5

Protect environmentally sensitive lands.

5.3.6

Support transportation strategies that reduce air pollution.

5.3.7

Encourage the conservation of energy in site planning and building design.

5.3.8

Preserve open space to protect natural and visual resources and provide recreational opportunities for the Hockessin community.

5.4 Environmental Implementation Strategies

5.4.1

Retrofit the village area with innovative green infrastructure technology to contribute to the restoration of the water quality in Mill Creek specifically and the White Clay Creek watershed overall.

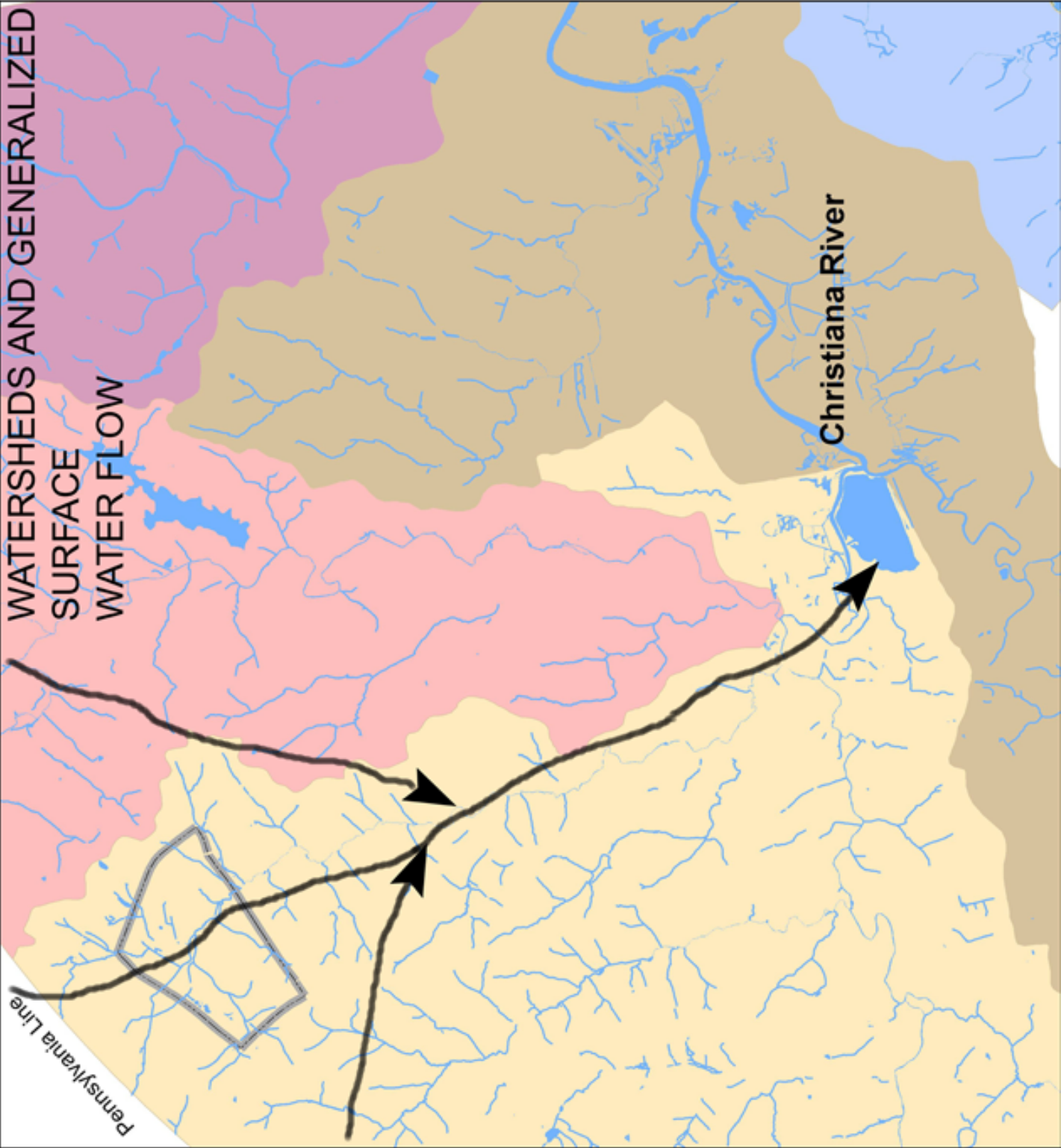
5.4.2

Develop and implement a watershed restoration plan for the Mill Creek watershed (See Illustration V - 1), including: stabilization/restoration of Mill Creek; planting of stream buffers; and construction of green infrastructure BMPs to reduce the hydrologic impacts and pollutant loadings to the stream.

5.4.3

Incorporate an appropriate combination of on-site and off-site stormwater management techniques that will allow additional impervious coverage within the Village core while still fully addressing all resource protection objectives.

WATERSHEDS AND GENERALIZED SURFACE WATER FLOW



WATERSHEDS

- Brandywine Creek
- Christina River
- Delaware River
- Red Clay Creek
- White Clay Creek
- Generalized Surface Water Flow

Hockessin Village
Plan

SOURCE: DEPARTMENT OF LAND USE
NEWCASTLE COUNTY
MAY 2004

5.4.5

Establish and maintain open space in strategic areas throughout the village area to develop an interconnected greenway system of natural areas and build upon the recreational and public facility services now provided within the village.

5.4.6

Continue to enforce, and where appropriate, revise the environmental performance standards of New Castle County's UDC.

5.5 Environmental

A variety of environmentally sensitive lands exist within the Hockessin Village Study area. These include the Cockeysville aquifer and recharge area, streams, wetlands and floodplains (See Illustration V-2). The community and the County are committed to protecting such lands from adverse impacts, and to utilizing environmental features throughout the community in a manner to promote educational opportunities as well as passive recreational enjoyment. This said, it must be recognized that protection of environmental resources poses inherent conflicts with the desire or need for future development/redevelopment within the village planning area. This Plan recommends an environmental strategy to minimize such conflicts, allowing an appropriate level of infill and redevelopment while ensuring protection of sensitive environmental resources.

For example, the proposed watershed restoration plan for the Mill Creek watershed includes environmental improvements that are intended to enhance the natural flow of water through the Village, and address existing drainage and flooding conditions. The strategy is to take positive steps to offset new square footage that is to be developed within environmentally sensitive areas, such as on the Cockeysville Formation and on the edges of the floodplain in areas known as the flood fringe.

As the first step for understanding issues, the Department of Land Use, working with RPATAC, has initiated a study to determine the capacity for additional development within the Village core. The study examines the existing conditions (the water budget) and

evaluates alternative management techniques that have the potential to support additional impervious cover while simultaneously maintaining or enhancing existing surface and subsurface water quality and maintaining appropriate recharge rates.

In addition, the Conservation District has agreed to be the lead agency for a DNREC 319 grant study. The grant study will evaluate existing conditions in Mill Creek and identify best management practices that can be implemented in the watershed to improve drainage characteristics and surface water quality.

5.6 Historic Resources

Hockessin has many elements that are of cultural and historical significance. Old Lancaster Pike contains the largest collection of historic buildings with an intact historic core that also provides its residents with a 'village-like' atmosphere. Other areas within the Hockessin Village that are of historical significance in the evolution of modern-day Hockessin are Chippey Chapel and the minority settlements. The Wilmington and Western Railroad has also played a significant role in the historical development of the Hockessin area and may serve a major function in the future. An inventory and profile of areas and buildings of historical significance needs to be completed. Illustration V-3 depicts historic resources currently identified by the County and the State.

5.7 Historic Resources Goal

To preserve the rich history and character of the Hockessin Village by planning its future to celebrate its past.

5.8 Historic Resources Implementation Objectives

5.8.1

Identify and preserve significant cultural or historical sites or structures within the Village.

5.8.2

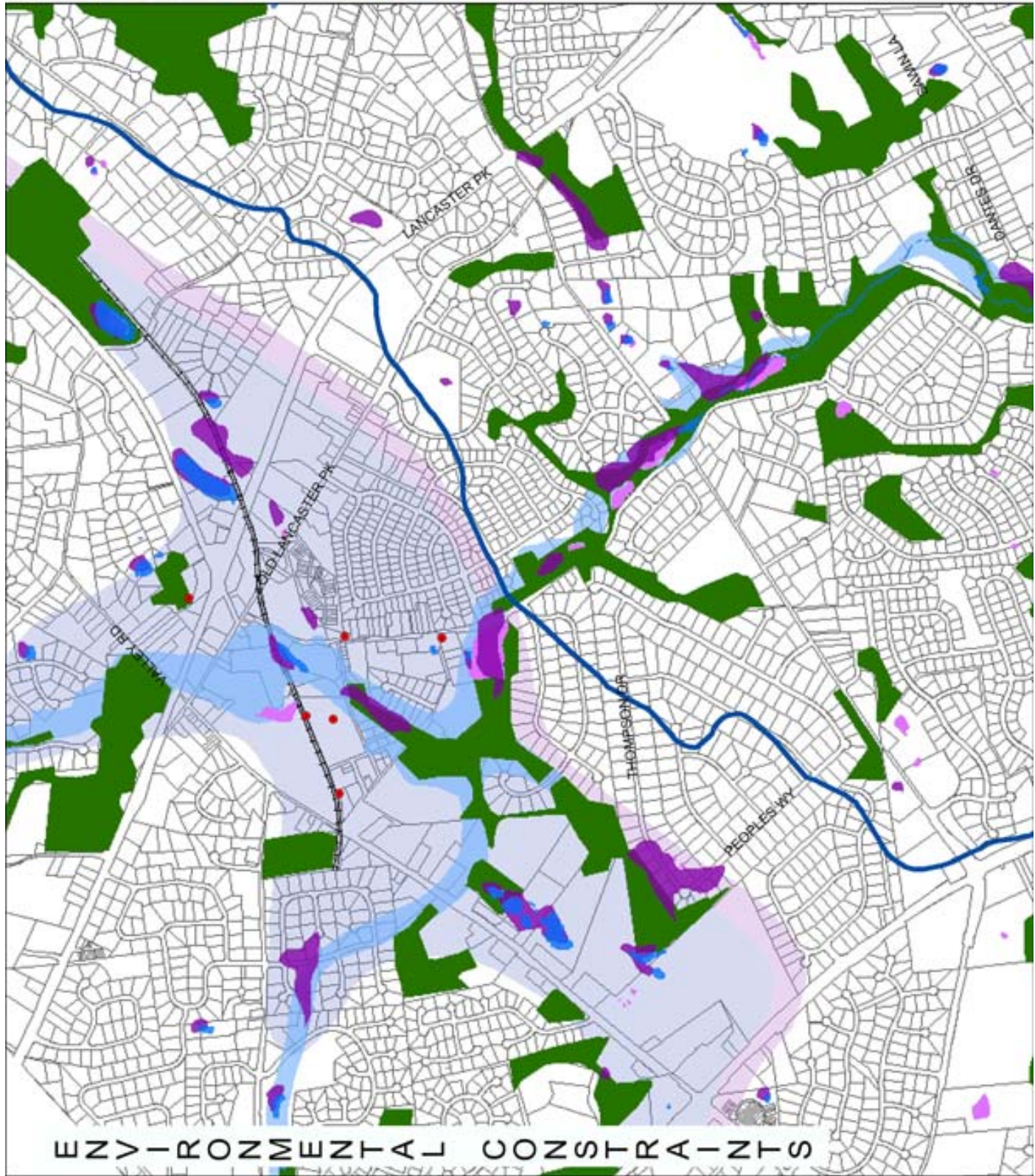
Establish a boundary on Old Lancaster Pike, beyond which commercial conversion of existing residences or new commercial construction will not be permitted.

Environmental Constraints Key

- Wellheads
- Cockeysville Basin
- Surface Water
- National Wetlands Inventory
- State Wetlands
- Forests
- FEMA Floodway
- WRPA Type
- Class B
- Class C
- Outcrop
- Recharge Area
- MISSAHIKON
- Critical Natural Areas

Hockessin Village Plan

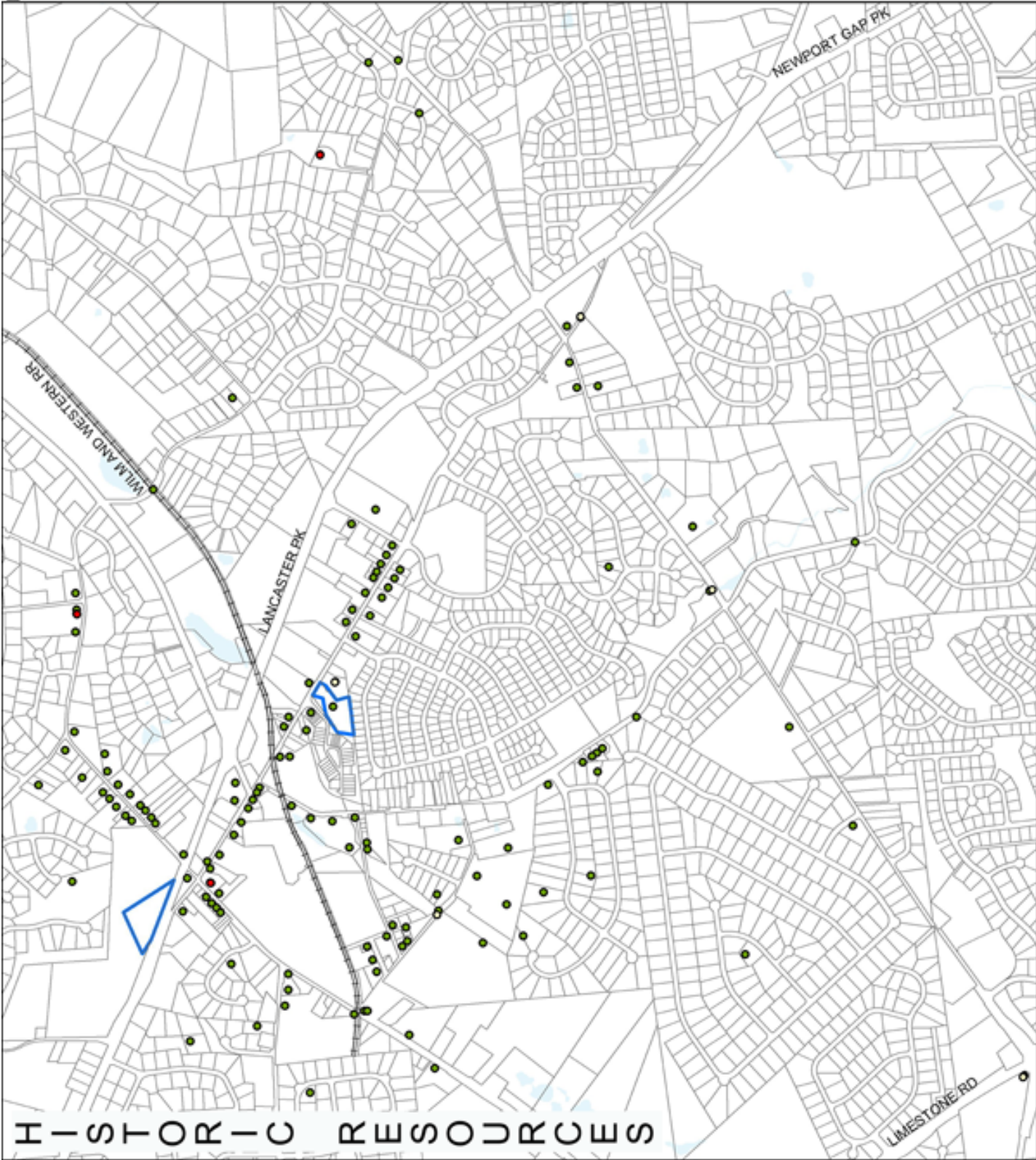
PLANNING DEPARTMENT OF LANCASTER
 2015-2020



ENVIRONMENTAL CONSTRAINTS

Historic Resources Key

- National Register Sites
- UDC Historic Sites
- State Designated Historic Sites
- Historic Overlay Districts



H - S T O R - U R E S O U R C E S

Hockessin Village Plan

SOURCE: DEPARTMENT OF LAND USE
LITTLE ROCK
MAY 2006

5.8.3

Promote public awareness of and support for historic preservation.

5.8.4

Provide access within the Hockessin Library to historical archives and memorabilia via the establishment of a “secure room” or via digitizing the historical materials.

5.8.5

Consider establishing an historic district along Old Lancaster Pike.

5.8.6 Designate, preserve and protect historic resources within the Village.

5.8.7 Support the concept of heritage tourism.

5.9.5 . Encourage appointment of a member of the Hockessin Historical Society to any future design review commission.

5.9.6 Work with the State to identify available funds to encourage the concept of heritage tourism in the Hockessin Village. Coordinate such efforts with Centerville, Greenville and Winterthur.

5.9 Historic Resources Implementation Strategies

5.9.1

Encourage and support efforts by the Hockessin Historical Society to conduct an inventory of historical resources in the Hockessin area in conjunction with the State Historic Preservation Office.

5.9.2

Conduct a complete inventory of historic resources within the Hockessin Village.

5.9.3

Work with owners of historic properties to determine if national register nomination and New Castle County historic zoning are appropriate and/or desirable.

5.9.4

Work with the New Castle County Library – Hockessin Branch, to provide a resource room for Hockessin archives and historic reference materials.

