



**Legacy Work Group Meeting
Lewes Comprehensive Plan Update
Wednesday, June 24, 2026, 2:30 PM
The Bonnie Osler Meeting Room
AGENDA**

	Page
A. CALL TO ORDER	
B. ANNOUNCEMENTS:	
C. <u>NEW BUSINESS:</u>	
C.1. Introduction of working group members	
C.2. Comprehensive plan process overview	3 - 14
Legacy Work Group Presentation - Michael Baker	
C.3. Expectations of Legacy Work Group members	
C.4. General dicussion/Questions/Comments	
D. PUBLIC COMMENT	
E. ADJOURNMENT:	
https://us02web.zoom.us/j/86537399801?pwd=kiESbxk8FPURsLAVaF4jkhYGMpsHY.1	
Join via audio:	
+1 301 715 8592 US (Washington DC)	
Webinar ID: 865 3739 9801	
Passcode: 441974	

Pursuant to 29 Del. C. § 10004(e)(3) this Agenda is subject to change; including addition or deletion of items or Executive Sessions. Agenda items may not be considered in sequence and therefore, should not be relied upon by any member of the public. To request special accommodations for persons with disabilities please contact the City Hall office at (302) 645-7777, at least 72 hours in advance of a meeting.

The City of Lewes strives to make our public meetings widely available through Zoom and YouTube broadcasts. While the City is committed to continuing this access, pursuant to 29 Del. Code, §10006A, technological failure does not affect the validity of these meetings, nor the validity of any action taken in these meetings.

The Bonnie Osler Meeting Room is located at 101 Adams Avenue, Lewes DE

Agenda Posted:06/17/2026 Posted By: ASA



City of Lewes 2027 Comprehensive Plan Update
Legacy Workgroup Kick-Off

June 24, 2026

Michael Baker
INTERNATIONAL

Today's Purpose

- Build a shared understanding of:
 - What the Comprehensive Plan covers
 - Who is involved
 - How we'll work together
 - Confirm roles, expectations, and next steps
- Goal: Leave aligned, engaged, and confident in your role



What is a Comprehensive Plan?

- A Comprehensive Plan is the City's long-term roadmap for the future.
- It helps guide decisions about:
 - Land use (where things go and how places grow)
 - Housing (types, affordability, and access)
 - Transportation (how people get around)
 - Resilience & Climate (flooding, storms, and sustainability)

Think of it as a guide for how Lewes grows and evolves over time



Why Now?

- Required by the State
 - Cities must update their Comprehensive Plans regularly
- Lewes is Changing
 - Population growth and seasonal pressures
 - Housing needs are evolving
 - Transportation and parking challenges
 - Increased focus on climate resilience and flooding



This update ensures the plan reflects today's conditions and future needs



Why it Matters?



- The Comprehensive Plan helps Lewes:
 - Set a shared vision for the future
 - Guide growth, redevelopment, and preservation
 - Inform zoning and land use decisions
 - Shape capital investments (roads, infrastructure, public spaces)
 - Support policy decisions over time

Helps the City make consistent, informed decisions

Who's Involved in the Plan?

- City Leadership (Planning Commission, Mayor & Council)
- Project Team (MBI)
- Community Workgroup
- Legacy Workgroup (that's you)
- Stakeholders & Community Members



The City of Lewes
The First Town In The First State



Your Role: Legacy Workgroup

- Attend 1–2 key touchpoints (kickoff + visioning workshop)
- Share perspectives on Lewes' history, character, and change over time
- Provide input at key moments to help ground the plan in community context
- Optional: Participate in the community survey or provide feedback as needed

Your input helps ensure this plan reflects Lewes' history, values, and community voice.



How We Work Together

Community &
Stakeholder
Input

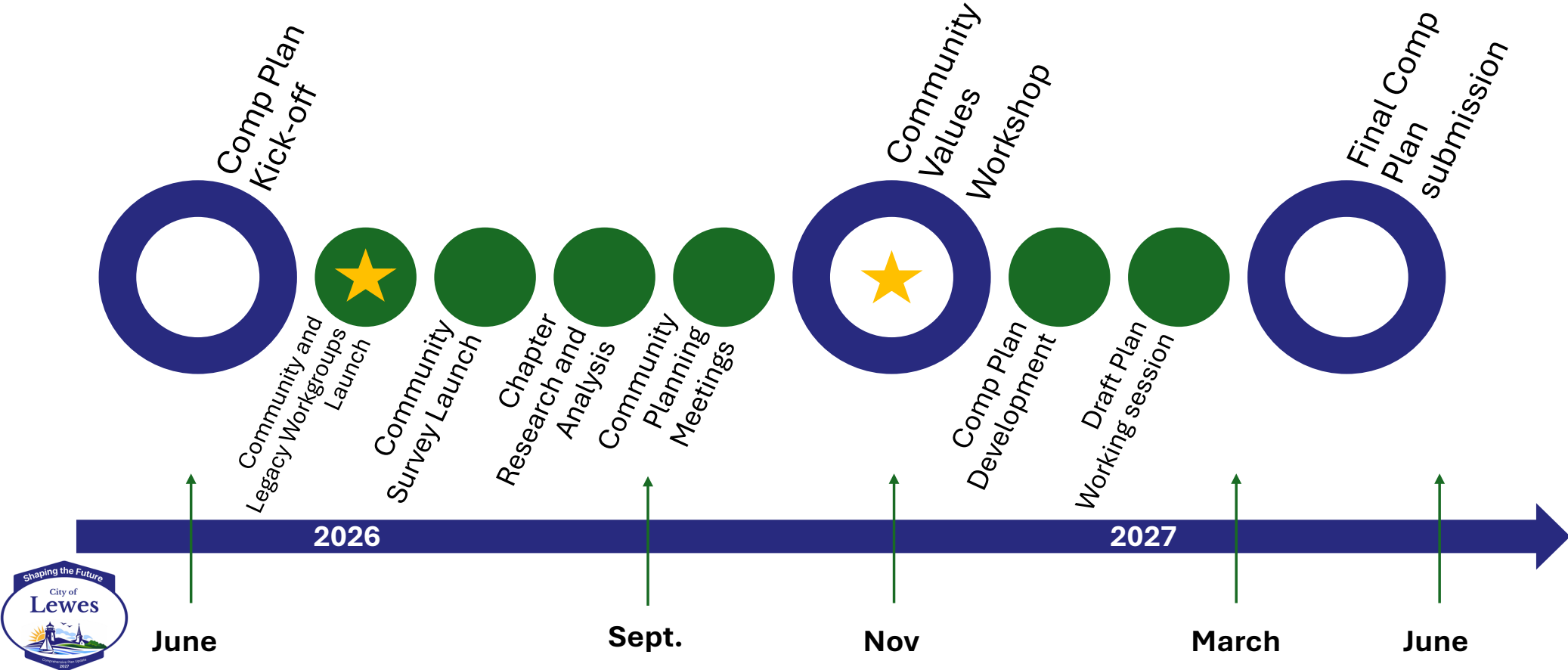
Workgroups
provide feedback

Project Team
develops and
refines the plan

City Leadership
reviews and
guides decisions



Outreach Timeline



Community Survey

Purpose: Gather input to help shape Lewes' future priorities in land use, transportation, housing, environment, and community character.

- 10–15 minute survey
- Residents, seasonal residents, visitors, and stakeholders.
- Community character, housing, mobility, tourism, flooding/resilience, and future priorities.
- Running June 25 through August 22
- QR Code on pamphlets at:
 - Tabling events
 - Historic Lewes Farmers Market
 - Local businesses
 - Lewes Library
- Printed copies



Community Planning Meetings

Attendees:

- 1-2 Planning Commission Chapter Leads
- 1–2 Community Workgroup members will join each topic discussion
- State and County Experts
- City Boards and Commissions
- Other SMEs (SeaGrant, Nature Conservancy)





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