

STOLTZ

725 Conshohocken State Road
Bala Cynwyd, PA 19004
610.667.5800
fax 610.664.1976
www.stoltzusa.com



October 20, 2008

Members of the Kennett Pike Association

Re: Stoltz Community Proposal

Good Evening:

Stoltz Real Estate Partners has met with New Castle County Executive Chris Coons and several community leaders to discuss an alternate development proposal for four (4) of our projects, specifically, Shops at Brandywine, Barley Mill Plaza, 20 Montchanin and Greenville Center. The modifications proposed to these four (4) projects are outlined in the attached chart. In offering this proposal, Stoltz Real Estate Partners is making a good faith effort to address a number of the concerns that we have heard from the community.

Please note that what we are proposing is intended to be a comprehensive, financially feasible proposal that provides an alternate to the plans we previously filed. Our existing, filed plans, are working their way through the County land use process, but we have taken steps to slow down that process for a short period of time to present this alternate for your consideration. In the course of your evaluation, we request that all four projects continue to be addressed simultaneously as they currently are today. We are open to some minor modifications, but we will not negotiate the specifics of each project individually. Our interest remains in moving these projects forward in an expeditious manner.

We hope that you will seriously consider the compromise that we are offering in the spirit in which it is intended. We thank you for your consideration and look forward to hearing back from you through the representatives of your community organizations. In the interest of time, we have asked your representatives to respond back to us no later than November 7, 2008.

Very truly yours,

Brad Coburn
Chief Operating Officer

October 20, 2008

Page 2

Attachments

cc: The Honorable Christopher A. Coons
The Honorable Paul G. Clark
The Honorable Joseph M. Reda
The Honorable Robert S. Weiner
The Honorable William J. Tansey
The Honorable Penrose Hollins
The Honorable Stephanie A. McClellan
The Honorable William E. Powers, Jr.
The Honorable George Smiley
The Honorable John J. Cartier
The Honorable Timothy P. Sheldon
The Honorable Jea P. Street
The Honorable David L. Tackett
The Honorable James W. Bell
The Honorable Ruth Ann Minner
The Honorable Gerald L. Brady
The Honorable Deborah D. Hudson
The Honorable Robert J. Valihura, Jr.
The Honorable Patricia M. Blevins
The Honorable Charles L. Copeland
The Honorable John L. Mitchell
The Honorable Robert I. Marshall
The Honorable Jack A. Markell
The Honorable Carolann P. Wicks

GENERAL TERMS AND CONDITIONS

1. This is a package deal. All community groups/civic associations must support the proposals for all four projects.
2. Community groups/civic associations will cooperate with Stoltz and proactively support all four (4) projects with all State, County and City governments, departments, boards and agencies, as well as governmental officials (including elected officials), by attending public hearings and providing and submitting letters of support to such governments, departments, boards, agencies and officials, and otherwise supporting Stoltz's efforts to obtain all approvals, licenses and permits required for all four (4) projects.
3. Community groups/civic associations will request of the various governments and governmental agencies that all four (4) plans be approved in an expedited manner.
4. The restrictions as to height and/or density for Barley Mill Plaza, Greenville Center and 20 Montchanin will be recorded upon final unappealable approval of the Record Plans for all four projects.
5. Revised plans as outlined herein will be submitted to New Castle County and DelDOT once Stoltz receives support, in writing, for the revised plans from KPA, CCOBH, and other affected civic/community organizations.
6. Stoltz and the community/civic associations will enter into a written agreement outlining the terms and conditions contained herein within 30 to 45 days from general acceptance of the proposals by the community.

**STOLTZ PROJECTS
COMMUNITY PROPOSAL
BARLEY MILL**

EXISTING

1,038,485 sq. ft of office

Zoning – Office Regional

Permitted Height:

Office bldgs. – up to 140 ft.

Mixed use – up to 180 ft.

EXPLORATORY PLAN

Mixed Use Project consisting of:

495,012 sq. ft. commercial retail

202,600 sq. ft. hotel

713,750 sq. ft. residential (700 units)

1,434,638 sq. ft. office

2,846,000 sq. ft. Total

Current zoning permits proposed development

Tallest building = 11 stories

ALTERNATE PLAN

Retail/Other consisting of:

301,400 sq. ft. retail

1,198,600 sq. ft. other*

1,500,000 sq. ft Total

*This would be all office or a combination of office, residential and hotel space

Conditions:

1. Community affirmatively supports administrative rezoning of property from Office Regional to Commercial Regional
2. Restrict height of buildings to 6 stories or 85 ft., whichever {is} greater
3. Restrict property to maximum density of 1,500,000 sq. ft.

Maximum Density = 1,500,000 sq. ft..

Stoltz to impose restrictions as to height and density proposed



Office: 1,198,600 Φ
 Retail: \pm 301,400 Φ
 TOTAL: 1,500,000 Φ

* bldgs. can also be developed as residential.

2008: All ideas, arrangements, and plans indicated or represented by the above drawings are property of K&A Inc. and were created for the sole use in connection with the specific project. No part of the drawings, arrangements, or ideas therein shall be duplicated or used in whole or part for any other purpose whatsoever without the expressed written permission of K&A Inc.

RTE 48 SITE SKETCH

BARLEY MILL PLAZA
NEW CASTLE COUNTY, DELAWARE

SHOPS AT BRANDYWINE VALLEY

EXISTING

1,635 sq. ft. single family house
2,947 sq. ft. barn
5,890 sq. ft. commercial greenhouse
and nursery

Zoning – Suburban Transition and
Commercial Regional

EXPLORATORY PLAN

Mixed Use Project consisting of:

237,000 sq. ft. retail
80,000 sq. ft hotel (120 rooms)
210,800 sq. ft. residential (87 units)

Requesting rezoning of property to Commercial
Regional

Variance for scenic corridor of 100 ft. along Beaver
Valley Rd. and Thompson Bridge Road to maintain
25 ft. scenic corridor

ALTERNATE PLAN

Mixed use project as currently
proposed, or 235,000 sq. ft. all retail
center w/o jug handle design

Conditions:

1. Community affirmatively supports rezoning of property to Commercial Regional
2. Community affirmatively supports variance from scenic corridor requirement along Beaver Valley and Thompson Bridge Rds.
3. Community affirmatively supports LOS waiver and traffic mitigation agreement if necessary
4. Community affirmatively supports relocation of historic house and barn



SITE DATA

GROCERY	60,000 sf
R. ANCHOR	93,000 sf
RETAIL	30,000 sf
OUTLOTS	52,000 sf
TOTAL	235,000 sf
Parking required @ 4.5/1000 sf	1057 spaces
Parking provided	1071 spaces

CONCEPTUAL SITE PLAN



2023 All other measurements and data shown are approximate. The client warrants the accuracy of all data and measurements shown on this plan. The client warrants the accuracy of all data and measurements shown on this plan. The client warrants the accuracy of all data and measurements shown on this plan.

STOLTZ

WOODLAWN
New Castle County, Delaware

ka
2023

SK-B
Drawing: TC 0003
148 05/20/23

20 MONTCHANIN

EXISTING

134,889 sq. ft. office

Zoning – Office Regional

Deed Restricted as follows:

1. Permits a single building
2. Height of buildings restricted to 2 stories or 40 feet (exclusive of basement)
3. Density restricted to 1.7 acres of total ground floor area*

* 1.7 acres of total ground floor area = 74,052 sq.ft. (43,560 sq. ft. in one acre x 1.7 acres)
74,052 less existing building of 61,770 sq. ft. of ground floor area = 36,846 sq. ft. that can be added

EXPLORATORY PLAN

Add: 36,501 sq. ft medical office bldg to be located 40 feet from Montchanin Rd. right of way, to immediate left of entrance drive.

Current zoning permits proposed use

Requesting Deed Restriction amendment per Paragraph 5 of Restrictions to permit separate building of 36,501 square feet. Paragraph 5 permits amendment with approval of New Castle County Council.

ALTERNATE PLAN

Add 36,501 sq. ft. medical office bldg.

No change to zoning

Deed Restriction amendment to permit separate building of 36,501 square feet

Conditions:

1. Agree to move building 20 +/- ft. further away from Montchanin Rd.
2. Agree to restriction that there will be no further development of the site
3. Community to affirmatively support deed restriction amendment

STATE ROUTE 100

40' PARKING SETBACK

60' BUILDING SETBACK

PROPOSED OFFICE
2 STORY W/ BASEMENT
+/- 36,501 sf

126

Proposed Office Building
Montchanin, Delaware

STOLTZ
725 CONSHOHOKEN STATE ROAD
BALA CYNWYD, PENNSYLVANIA 19004
TEL: 610.666.8800 FAX: 610.666.8801



Conceptual Site Plan	
Client: KA	Project: SP-02
Date: 12/2004	Scale: 1" = 20'
Drawn By: [Name]	Rev: 06/07-02

GREENVILLE

EXISTING

EXPLORATORY PLAN

ALTERNATE PLAN

138,770 sq. ft. office and retail

Demolish and reconstruct 16,846 sq. ft. of office
Add 12,800sq. ft of office, 2,500 sq. ft. post office,
19,735 sq. ft. of retail and 60,000 sq. ft. residential
(27 units) in a 12 story building

Demolish 44,477 sq. ft. of office.
including post office
Add 49,500 sq. ft. of retail and
78,000 sq. ft. of residential (44
units) in two 6 story buildings

Zoning – Commercial Regional

Current zoning permits proposed development

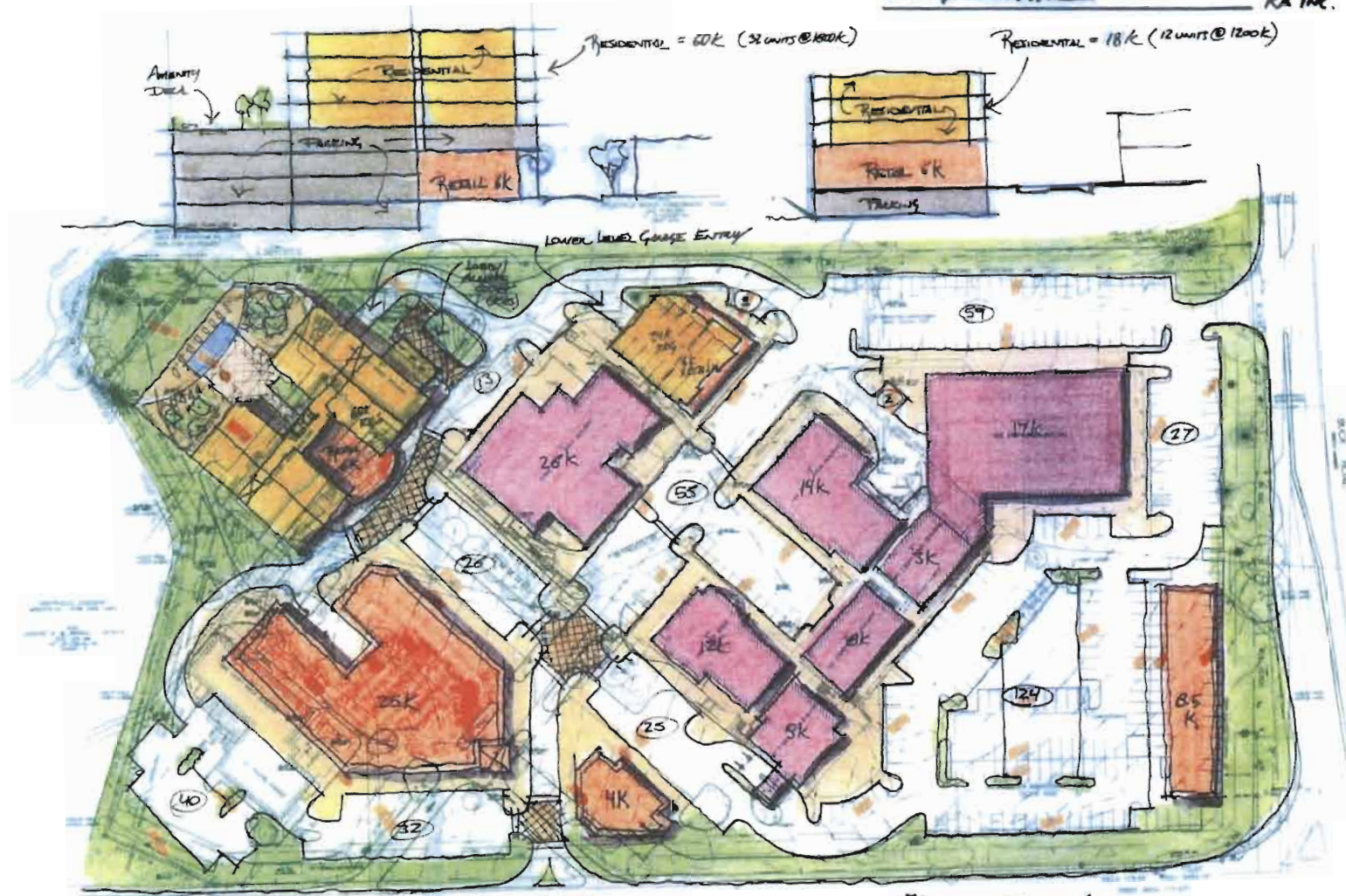
No change to zoning

Permitted Height:

Office bldgs – up to 140 ft.
Mixed use up to 180 ft.

Agree to restriction on height of 6
stories or 85 feet, whichever {is}
greater

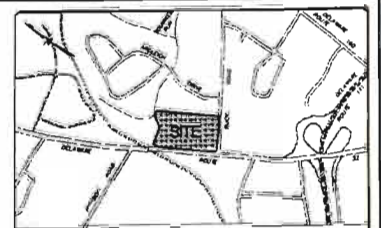
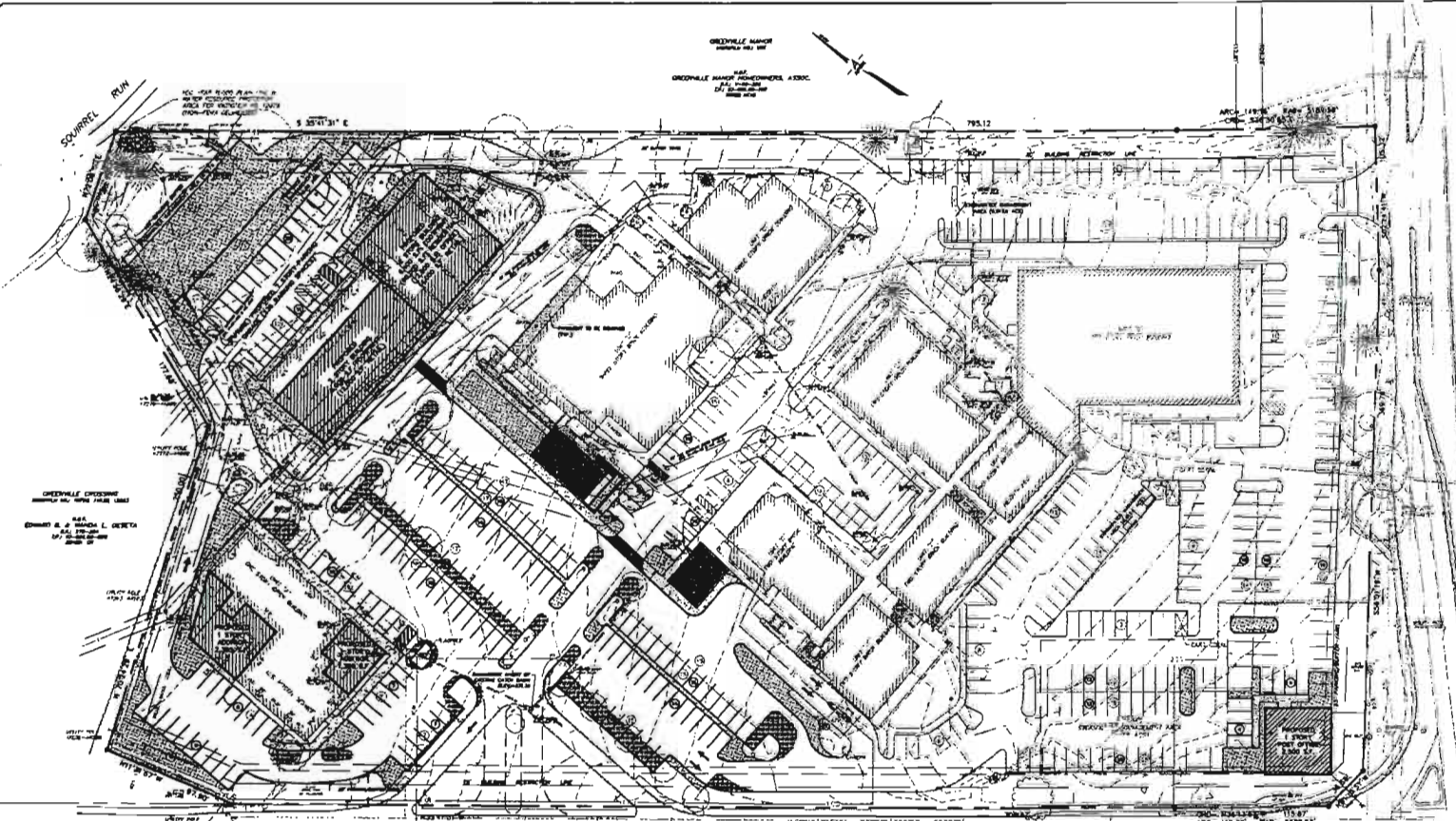
GREENVILLE CENTER 9-24-08
KA INC.



EXISTING SITE
 COMMERCIAL +/- 130 K#
 PARKING 550 CARS (42/1000#)

APPLICATION PLAN
 COMMERCIAL +/- 157 K#
 RESIDENTIAL +/- 60 K#
 PARKING FOR COMM. = 550 CARS (4/1000)
 PARKING FOR RES. = 61 CARS (1/UNIT)

PLAN SHOWN ABOVE
 COMMERCIAL +/- 134 K
 RESIDENTIAL +/- 78 K (44 UNITS)
 PARKING FOR COMM. = 545 CARS (4/1000)
 PARKING FOR RES. = 66 CARS (1.5/UNIT)



SITE DATA

1. PURPOSE OF PLAN: THE PURPOSE OF THIS PLAN IS TO SHOW THE DEVELOPMENT MOODS PLANS OF THE AREA AND PARKING AND OTHER RELATED USES APPROVED.

2. OWNER: GREENVILLE CENTER REDEVELOPMENT, LLC
175 SOUTH WASHINGTON STREET
122 GREENVILLE 17101-1701

3. TAX PARCEL NUMBER: 81-02618-004

4. AREA OF PARCEL: 15.816 ACRES

5. SOURCE OF TITLE: DEED 2007-0270794

6. ZONING: CM - MIXED USE

7. BUILDING SETBACKS:
FRONT: 15' MIN.
SIDE: 10' MIN.
REAR: 10' MIN.

8. FLOORING SETBACKS:
FRONT: 15' MIN.
SIDE: 7' MIN.

9. MAXIMUM BUILDING HEIGHTS:
MAXIMUM BUILDING HEIGHT: 30' MIN.
MAXIMUM SIGN HEIGHT: 15' MIN.
MAXIMUM SIGN SPACING: 10' MIN.
MAXIMUM SIGN AREA: 100 SQ. FT.

10. BUILDING UNITS: 27

11. AREA BREAKDOWN:

USE	AREA (ACRES)	PERCENT
RETAIL	7.92 ACRES (15.816 ACRES)	50.00%
OFFICE	4.53 ACRES (8.107 ACRES)	27.43%
PARKING	3.36 ACRES (6.138 ACRES)	20.57%
TOTAL	15.816 ACRES (15.816 ACRES)	100.00%

12. GROUND FLOOR AREA:
RETAIL: 132,700 SQ. FT.
OFFICE: 242,500 SQ. FT.

13. PARKING REQUIREMENTS:
RETAIL: 1.5 P.S./1,000 S.F. = 195 P.S.
OFFICE: 1.5 P.S./1,000 S.F. = 364 P.S.
TOTAL: 559 P.S. (5.00 ACRES @ 111.80 P.S./AC)

14. PARKING PROVIDED: 517 P.S. (73.1 P.S. MIN. POSSIBLE PARKING SPACES)

15. WATER SUPPLY: CITY OF WILMINGTON - WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DEPARTMENT OF PUBLIC HEALTH.

16. SEWER: NEW CASTLE COUNTY SANITARY SEWER - SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. ALL THE LINE OF THE SANITARY SEWER SHALL BE LOCATED TO THE EAST OF THE PROPOSED DEVELOPMENT. THE SANITARY SEWER SHALL BE LOCATED TO THE EAST OF THE PROPOSED DEVELOPMENT. THE SANITARY SEWER SHALL BE LOCATED TO THE EAST OF THE PROPOSED DEVELOPMENT.

17. UTILITIES: ALL UTILITIES SHALL BE LOCATED TO THE EAST OF THE PROPOSED DEVELOPMENT. THE UTILITIES SHALL BE LOCATED TO THE EAST OF THE PROPOSED DEVELOPMENT.

18. UTILITIES: ALL UTILITIES SHALL BE LOCATED TO THE EAST OF THE PROPOSED DEVELOPMENT. THE UTILITIES SHALL BE LOCATED TO THE EAST OF THE PROPOSED DEVELOPMENT.

19. UTILITIES: ALL UTILITIES SHALL BE LOCATED TO THE EAST OF THE PROPOSED DEVELOPMENT. THE UTILITIES SHALL BE LOCATED TO THE EAST OF THE PROPOSED DEVELOPMENT.

20. UTILITIES: ALL UTILITIES SHALL BE LOCATED TO THE EAST OF THE PROPOSED DEVELOPMENT. THE UTILITIES SHALL BE LOCATED TO THE EAST OF THE PROPOSED DEVELOPMENT.

SITE DATA CONTINUED

21. ALL UTILITIES SHALL BE LOCATED TO THE EAST OF THE PROPOSED DEVELOPMENT. THE UTILITIES SHALL BE LOCATED TO THE EAST OF THE PROPOSED DEVELOPMENT.

22. ALL UTILITIES SHALL BE LOCATED TO THE EAST OF THE PROPOSED DEVELOPMENT. THE UTILITIES SHALL BE LOCATED TO THE EAST OF THE PROPOSED DEVELOPMENT.

LEGEND

1. EXISTING BUILDING FOOTPRINT

2. PROPOSED BUILDING FOOTPRINT

3. EXISTING PARKING SPACE

4. PROPOSED PARKING SPACE

5. EXISTING DRIVEWAY

6. PROPOSED DRIVEWAY

7. EXISTING SIDEWALK

8. PROPOSED SIDEWALK

9. EXISTING CURB

10. PROPOSED CURB

11. EXISTING STREET LIGHT

12. PROPOSED STREET LIGHT

13. EXISTING SIGN

14. PROPOSED SIGN

15. EXISTING TREE

16. PROPOSED TREE

17. EXISTING FENCE

18. PROPOSED FENCE

19. EXISTING UTILITY

20. PROPOSED UTILITY

21. EXISTING EASEMENT

22. PROPOSED EASEMENT

23. EXISTING RIGHT-OF-WAY

24. PROPOSED RIGHT-OF-WAY

25. EXISTING ADJACENT PROPERTY

26. PROPOSED ADJACENT PROPERTY

27. EXISTING ROAD

28. PROPOSED ROAD

29. EXISTING RAILROAD

30. PROPOSED RAILROAD

31. EXISTING WATERWAY

32. PROPOSED WATERWAY

33. EXISTING BOUNDARY

34. PROPOSED BOUNDARY

35. EXISTING CORNER

36. PROPOSED CORNER

37. EXISTING MONUMENT

38. PROPOSED MONUMENT

39. EXISTING SURVEY

40. PROPOSED SURVEY

41. EXISTING ADJACENT ROAD

42. PROPOSED ADJACENT ROAD

43. EXISTING ADJACENT RAILROAD

44. PROPOSED ADJACENT RAILROAD

45. EXISTING ADJACENT WATERWAY

46. PROPOSED ADJACENT WATERWAY

47. EXISTING ADJACENT BOUNDARY

48. PROPOSED ADJACENT BOUNDARY

49. EXISTING ADJACENT CORNER

50. PROPOSED ADJACENT CORNER

51. EXISTING ADJACENT MONUMENT

52. PROPOSED ADJACENT MONUMENT

53. EXISTING ADJACENT SURVEY

54. PROPOSED ADJACENT SURVEY

MULTIPLE USE PARKING REDUCTION RATIONALE

USE TYPE	RETAIL	OFFICE	RETAIL	OFFICE	RETAIL	OFFICE
DATE	DATE	DATE	DATE	DATE	DATE	DATE
8/20/07-1/27	8/20/07-03	8/20/07-06	8/20/07-05	8/20/07-01	8/20/07-01	8/20/07-01
8/20/07-1/27	8/20/07-13	8/20/07-13	8/20/07-12	8/20/07-12	8/20/07-12	8/20/07-12
8/20/07-1/27	8/20/07-13	8/20/07-13	8/20/07-12	8/20/07-12	8/20/07-12	8/20/07-12
TOTAL	483	488	386	93		

NEW CASTLE COUNTY APPROVALS

APPROVED: DATE _____ BY: GENERAL MANAGER FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY

APPROVED: DATE _____ BY: COUNTY PRESIDENT FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

CERTIFICATION OF PLAN ACCURACY

I, STEPHEN S. DAVIES, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

STEPHEN S. DAVIES
REGISTERED PROFESSIONAL ENGINEER

CERTIFICATION OF OWNERSHIP

I, _____ HEREBY CERTIFY THAT GREENVILLE CENTER REDEVELOPMENT, LLC IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT THE DISCRETION AND THAT IT ANTICIPATES THIS PLAN TO BE REVIEWED BY AGENCIES WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

DATE _____

APPLICATION & EXPLORATORY SKETCH MAJOR REDEVELOPMENT PLAN GREENVILLE CENTER

CHRISTIANA HUNDRED NEW CASTLE COUNTY DELAWARE

APEX ENGINEERING INCORPORATED
27 S. LAMAR STREET JOHNSVILLE, DELAWARE 19031-1001
(302) 484-1000

PROJECT NO: 40
DATE: 3/11/09
SHEET NO: 1

DESIGNED BY: S. DAVIES
CHECKED BY: S. DAVIES

PROJECT FILE NUMBER: 00104012PLOTEXP3