

CITIZENS FOR RESPONSIBLE GROWTH IN NEW CASTLE COUNTY, INC. (CRG)

OUR COMMUNITY NEEDS YOUR HELP RIGHT NOW!

CRG is fighting to change unsuitable real estate development proposals in New Castle County.

Please help us help you!

COMMUNITY FUNDRAISING APPEAL

GOAL: \$500,000

Please help influence the kind of real estate development proposed for our area. The community **MUST** take a stand to defend itself or live with the result.

BARLEY MILL PLAZA

- Long strip parking along Route 141.
- Increased congestion at Barley Mill Road and Lancaster Pike intersections.
- Increased traffic will cause rush hour gridlock from Chestnut Run to Experimental Station.
- Dramatic worsening of traffic congestion at Tyler McConnell Bridge.
- Buildings up to 11 stories high.
- Leaving citizens to pay for road upgrades through taxes.
- Everyone traveling into Wilmington on Route 52 or Route 48 will be impacted.
- 2.8 million square feet of floor space plus ground and multi-level parking.

THANK YOU FOR YOUR SUPPORT

If you would like to join a committee, we welcome you! Please email us at: crgcontact@gmail.com

Please log on to our website frequently to find out the latest developments.

WWW.CRGNCC.ORG

GREENVILLE CENTER

Imagine a 180' tall tower here.



Artist Rendition

PLEASE SUPPORT CITIZENS FOR RESPONSIBLE GROWTH IN NEW CASTLE COUNTY TODAY!

Name _____

Address _____

Phone _____

Email _____

YES! Please email me about upcoming public meetings.

Kindly accept my donation of

\$100 \$500 \$1,000

other _____

Please make checks payable to:

CRG in New Castle County

C/O Patty Hobbs

P.O. Box 4185

Wilmington, DE 19807-0185

This contribution is NOT tax deductible.

WHAT IS CRG?

Citizens For Responsible Growth in New Castle County, Inc. is a non-profit coalition of residents and civic organizations who advocate for responsible development and work to preserve the community character of the greater Brandywine Valley. CRG is presently focused on two Stoltz projects, Barley Mill Plaza and Greenville Center, but there will be others needing attention.

WHAT ARE THE STOLTZ PLANS?

BARLEY MILL PLAZA

- A 2.8 Million Square Foot shopping center, office and residential complex on Route 141 and Lancaster Avenue.
- **Comparable square footage to King of Prussia Mall, 3x larger than the Christiana Mall.**
- "Big box" anchors, up to 11 story buildings, multiplex movie theatre, hotel, and garages.

GREENVILLE CENTER

- Up to 180 foot tall commercial and residential tower, 7 story garage, new shops and offices.
- Over 60% expansion in size despite dangerous entrance on Buck Road.
- With future options to add up to another **250,000 square feet.**

WHY ARE THESE PLANS BAD?

- Neither plan is consistent with existing community character. Both plans are devastating to existing communities.
- Traffic gridlock on Tyler McConnell Bridge.
- Traffic grind-down on Routes 100, 141, 48, 52, Barley Mill Road and Buck Road.
- Taxpayers dollars (tens of millions) to rebuild bridge, intersections and roads.
- Huge decline in nearby home values/tax base.
- Threat to Kennett Pike designation as Delaware's first National Scenic Byway.
- Degradation of Brandywine Valley tourist industry.
- Permanent sacrifice of Brandywine Valley's unique heritage.

Protect Our County

WHAT IS REALLY AT STAKE?

- If these two plans succeed, then other properties from Hockessin to historic New Castle will be vulnerable to similar projects that fail to address the impact on the community and which change the nature of our countryside, towns, and suburbs.
 - As infrastructure needs evolve due to this development, we will be taxed to pay for the construction of roads, security needs, water control, and other infrastructure costs.
- For example, note the recently completed King of Prussia traffic control improvements which cost the taxpayers \$300,000,000 - \$400,000,000.
- Just consider a 180 foot tall building in your neighborhood. It simply does not fit. Consider up to 11 story buildings at BMP. They are out of character.

CRG NEEDS VOLUNTARY CONTRIBUTIONS

- Pay legal expenses associated with potential litigation.
- Pay urban planning, traffic impact consultants, and surveyor.
- Keep public informed and involved.
- Pay for traffic impact simulation.
- Retain Lobbyist.

WHAT ARE OUR GOALS?

- Plans that are consistent with community character.
- Developers to anticipate, address, and pay for infrastructure changes necessitated by any construction.
- Rational compromises between the community and the developer.
- YOUR SUPPORT.

WHAT HAS CRG BEEN DOING?

- Held public meetings to inform and engage the community.
- Retained Torti Gallas, a renowned real estate planning company, to develop acceptable alternative plans that work for Stoltz Management Corp. and the public.
- Retained Orth Rogers, a reputable traffic planning consulting firm, to advise on traffic implications.
- Organized community members to submit legitimate concerns and suggest viable alternatives to the NCC Land Use Department and other officials at various public hearings.
- Repeatedly communicated with Stoltz Management Corp. to negotiate an acceptable compromise.
- Retained legal counsel.
- Performed extensive legal and engineering analysis.

JOIN THE FIGHT!

CRG has retained legal counsel and has developed strong legal arguments to challenge the way the developer is trying to interpret and manipulate the Unified Development Code and Comprehensive Development Plan. Through the combined strength of the NCC community, we can insist that this code, which was written into ordinance to protect all of NCC, is properly and fairly applied and that all developers meet the standard.

Join in by supporting CRG!