



Newsletter



SPRING 2010

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Stoltz Projects Universally Opposed

A little more than 2-years ago Stoltz Real Estate Partners of Bala Cynwyd, PA filed plans to significantly expand the already crowded and unsafe Greenville Center on Kennett Pike by almost 60%, including a commercial and residential tower up to 180-feet tall. Simultaneously, they also filed plans to develop the Barley Mill Plaza site on Route 141 by constructing 2.8 million square feet of commercial, retail and residential space. This Barley Mill Plaza project would be the largest development in Delaware's history, would rival the combined King of Prussia Malls (the largest mall in America) in scale, and would create traffic and safety nightmares for those who live and commute in the area.

After promising to work with the community to revise these jarring projects in exchange for community support, the Stoltz organization has not kept its promise and continues to push these projects through the approval process in their original form. The lead attorney for Stoltz is Pam Scott, wife of New Castle County President Paul Clark, and she said of the community at the last public hearing, "It is not their place to dictate how my client develops these properties."

Under normal circumstances, projects of this scale and complexity are reviewed by the County Land Use Department for strict conformity to the Unified Development Codes (UDC) and any variances or waivers for noncompliance and final approvals are matters for other public bodies, like the County Board of Adjustment and County Council, to decide. Unfortunately, that has not been the case for these two projects. Stoltz claims that these projects are “by right” which means they would have to comply completely with every aspect of the UDC, and only then would New Castle County Council be required to approve the plans. These projects, however, do not meet all requirements of the UDC. Our County Land Use Department has granted waivers in certain areas, some aspects of the UDC have been relaxed and interpreted in favor of Stoltz, and variances will be required after the projects are approved to bring them into full compliance with the codes. To make matters worse, the County is granting this developer a number of significant bonuses courtesy of the taxpayers allowing the projects greater site densities, less open spaces, taller buildings, and a streamlined approval process.

Unfortunately, the State of Delaware has also chosen so far to give a free pass to Stoltz on the traffic and infrastructure implications of the Barley Mill Plaza project. You would have thought that the single largest development project ever in the state of Delaware, with space the size of the combined King of Prussia Malls, would be examined closely for the impacts on traffic, safety and other public infrastructure like intersections, bridges and feeder roads. Not in this case. DeIDOT has chosen not to require a Traffic Impact Study despite strong evidence from a community-funded study by a nationally renowned traffic engineering firm that there will be gridlock for miles. Pennsylvania spent \$290 million recently to redesign and modify the roads and intersections around the King of Prussia malls, and they now must turn their attention to the feeder roads and bridges. If we are not careful, Delaware taxpayers will face the same fate.

An organization called Citizens for Responsible Growth in New Castle County (CRG) has been trying to work with Stoltz for two years to no avail. They have also been meeting with New Castle County officials to demonstrate why these projects should not be given bonuses, waivers and approval “by right.” CRG has also reached out to State officials to make the strong case for a much-needed Traffic Impact Study that, in a comprehensive way, assesses the true traffic and safety impacts of the Barley Mill Plaza project on our roads, intersections and bridges. So far, they have been very disappointed with the response from the county.

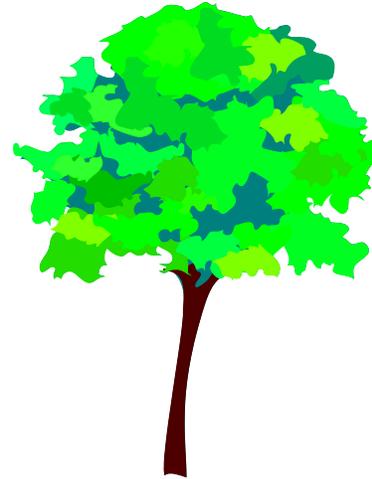
CRG is hopeful, however, that both the county and state will soon stand on the side of the citizens of New Castle County who are, in fact, for developments, but only those that comply with our codes, and don't leave the taxpayers holding the bag for millions of dollars to fix the infrastructure that should have been there before the projects were approved.



If CRG is not successful in getting our elected and appointed officials to stand with the community, they intend to go to court to force this developer to comply with the UDC. We must not allow an out of state developer to line his pockets with the money of Delawareans by destroying our communities. For updates on these very important developments, and to make a contribution to the CRG efforts, please go to www.CRGinNewCastleCounty.com

Update: Unauthorized Tree Cutting by Stoltz Landscaper

Earlier this year, New Castle County residents and business owners were upset to see that 5 trees, planted 7-years earlier on state right-of-way property at the corner of Kennett Pike and Buck Road, were severely hacked off at their tops. DelDOT contacted Stoltz management, who operate the Greenville Center, and they explained that it was a mistake by their landscaper, though this was not the first time such unauthorized tree cutting occurred. The trees have now been replaced.

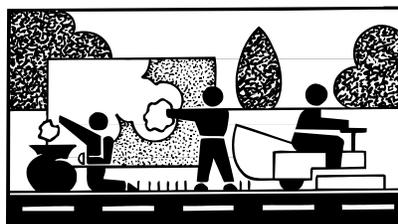


Centreville Streetscape Improvement Project

It was announced in April 2009 that, after many years of hard work and planning, a project to improve the streetscape in Centreville was approved. Funding of \$3.7 million was provided by the federal stimulus package for this “shovel-ready” project. Work began in early December 2009 and the contracts called for completion in 299 days ---- by early October 2010. Built into the schedule were 52 weather-delay days.

The plans call for new sidewalks, crosswalks, landscaping, bicycle paths and permanent curbed bulbouts from Snuff Mill Road to Centre Meeting Road. Soon after work began at the north end of town, severe weather conditions prevailed and so far two-thirds of the weather-delay days have been consumed. Adding to the weather-delays, however, was an unexpected discovery of a buried pipe of unknown origin and content. It took some time to track it down and identify it as an abandoned AT&T fiber optic duct. As a result of this delay, 49 days were added to the original schedule moving completion now to end-November, 2010. Any further delays, or severe weather in November could push the final hot-mix road topping into the following spring.

Work is progressing from the north end of town and will proceed south over the spring and summer months. Centreville Streetscape Advisory Meetings are held the 2nd Monday of each month at 1:30 pm at Odd Fellows Hall (above Wild Thyme) in Centreville.





Greenville, DE Railroad Crossing c. 1917
Courtesy of Hagley Museum & Library

Greenville, Delaware

With the founding of Wilmington in the 1730's, the beginnings of Greenville date from the mid-1700's with Buck Tavern, a well situated tavern at the corner of Kennett Pike and Center Road, which later became Buck Road. It is not certain when Buck Tavern was started, but the building that housed it dated from the mid-1700's and it was certainly operating as a tavern by 1782. For those traveling along the Kennett Pike with their wagons of wheat, corn, pigs, sheep and cattle going to the markets, butchers and mills in Wilmington, the tavern became a popular stop for some 100 years. A stone home just north of the tavern was built in 1820 as the residence of the tavern owners --- the Hendrickson family.

The Hendrickson's ran Buck Tavern for 90 years, from 1782 until 1872 when they sold it to the Green family. The Greens turned the old tavern into their home, and built a large house behind it in 1881. Both the tavern and the house were torn down in the 1960's. The Hendrickson house later served as Peterson's Fudge Shop and the offices of the Kennett Pike Association. When Greenville Center was planned, C. Douglass Buck, Jr. moved the house to the entrance of Greenville Manor to save it.

The Wilmington and Northern Railroad expanded to the area in the early 1870's and new rails were installed across part of the property owned by the Greens at Buck Road. The railroad established the Greenville Station which was named for the Green family. The establishment of Greenville Station brought a new post office as well as coal and lumber yards which were created right alongside the Kennett Pike. The first coal and lumber yard was owned by Brinckle's. This business changed hands a few times and by the early 1900's was known as Green and McIntyre. Daniel Shields, then just 17 years old, started working at Green and McIntyre in 1912 about the time the lumber business in the area grew to support many new construction projects like Longwood and Granogue. Daniel Shields eventually bought the company and developed part of the land into one of the first suburban shopping centers in Wilmington in 1952.

Today Greenville is home to about 2,500 people covering some 3 square miles at an elevation of just 250 feet above sea level. Greenville and Henlopen Acres are the two most affluent places in Delaware.

Centreville Farmers Market

Because of the major construction underway in Centreville, the Centreville Farmer's Market will be held this season at the Lower Brandywine Presbyterian Church lower parking lot located at the corner of Kennett Pike and Old Kennett Road, across from the entrance to Winterthur. Opening day is Thursday May 6 and the market will operate every Thursday through the summer and fall. Hours are 1:30 – 5:30 pm. The farmers will be selling their fresh herbs, fruits, vegetables, baked goods and other items.



Lower Brandywine Presbyterian Church and Cemetery

The year was 1720, just 4 years after the New Castle County Presbytery was founded and just 19 years after the 3 “lower” counties of what became Delaware split away from Pennsylvania. It would be 2 more years before the English pirate Edward Teach, better known as “Blackbeard” would be killed off the coast of North Carolina, and when Peter the Great would stop taxing men with beards. It would be 11 more years before Benjamin Franklin opened the first American library in Philadelphia, and 12 more years before the first mass was celebrated in an American Catholic Church, also in Philadelphia. And it would be 56 more years before the American Revolution. But in 1720, along the banks of the Brandywine River near a place called Bald Hill, Lower Brandywine Presbyterian Church was founded by 8 members. The first church was made of slabbed logs on a lot purchased from Ralph Pyle for 15-shillings, or about 15-cents, who reserved the right for himself and his heirs to build and use a pew 6-feet square and to be buried in the adjoining cemetery. By 1774, a split occurred in the church when members who lived on the west side of the Brandywine wanted to build a new structure on their side. In August 1774 a new church made out of black oak trees was built at the present location on Kennett Pike measuring 30 by 35 feet, enough to accommodate the congregation of about 40 people. It would be another 65 years before a new home built for Antoine Biderman, a business associate of Dupont founder Eleuthere Irenee duPont, and his wife Evelina Gabrielle duPont was completed ---- Winterthur. The old log church lasted 85 years when a new brick building was begun in 1859. This building cost some \$5,000 and its 20 members helped in the construction. It was designed to hold 400 people and the building survives today. Stained glass windows were added in 1899, and the steeple was erected in 1929. Renovations were made in 1992, and in 2007 a new wing was added to expand classroom, office and storage space. In 2020 Lower Brandywine Presbyterian Church and Cemetery will celebrate its 300th birthday and the members of this charming and welcoming church ---- coincidentally numbering 300 today ---- are excited and proud to stand on the shoulders of those who have gone before them. May this beautiful neighbor of the Kennett Pike thrive for another 300 years!

New Bank of America Branch Office in Greenville

Construction of the new Bank of America branch in Greenville is expected to begin in late June, with an anticipated fall opening. In the meantime, the full service branch at 3801 Kennett Pike will maintain normal working hours. Site demolition --- which is now a BP Service Station --- may begin as early as mid-May. KPA wishes to thank the developer, Robert Wittig, Bank of America and Jeffrey Bross of Duffield Associates for working extensively with the community to make this project a welcome addition to the community.

An Interview With Mark Chura, Executive Director, Delaware Greenways



Delaware Greenways (DGI) is committed to the preservation and enhancement of Delaware's natural, scenic, historic, cultural and recreational resources. The organization connects open space and greenways and protects scenic roadways, thus increasing opportunities for outdoor activities and healthy lifestyles.

KPA President, John Danzeisen, recently sat down with Mark Chura, Executive Director of Delaware Greenways to learn more about this organization.

KPA: Tell me about Delaware Greenways --- when was it formed, and why?

DGI: The organization that became Delaware Greenways was founded 20 years ago as a coalition of residents that opposed plans to turn the Rock Manor Golf Course into a regional shopping mall. The loss of community open space to a commercial enterprise that was totally out of scale and context with the area brought attention to the fact that it was part of a string of connecting public and private open spaces running from downtown Wilmington to Claymont. Once the mall proposal was defeated, Delaware Greenways focused on permanently protecting the private lands within this green corridor and connecting all these parcels with bicycle and pedestrian trails.

KPA: What were you doing before you became Executive Director of Delaware Greenways?

DGI: I have spent the last 20 years working in both the public and private sectors on open space protection, historic preservation and limited development projects. Most of that time was spent at DNREC where I managed the State's Open Space program. I also had responsibility for such projects as Blue Ball Barn, restoration of Fort Delaware, Indian River Inlet Marina renovations, and development of the Junction and Breakwater trail between Lewes and Rehoboth. During that same period I worked with major employers on projects that both provided expansion sites and new jobs, while at the same time protected adjoining ecologically sensitive lands for public benefit and use.

KPA: I have heard a lot recently about the Northern Delaware Greenway Trail, and how it connects to a number of Delaware State Parks. Tell me about that.

DGI: The Northern Delaware Greenway Trail (NDG Trail) is a 9.5 mile bicycle and pedestrian trail which traverses State, County, and City Parks and connects to many of our area's most significant museums and cultural institutions. Assembling the "missing links" in this linear park, along with actually constructing the trail, parking areas and support functions that go with it, was a 20 year endeavor. In this last year, the final missing trail link was completed and Delaware Greenways, together with State Parks, is now working on installing signs that will let people know how to access and travel this amazing resource. We are also focusing on the NDG Trail as a pilot project for our "No Child Left Inside" initiative, which promotes getting children and families out onto close to home recreation facilities as part of a healthy lifestyle. The NDG Trail, and the open space corridor it traverses, is unique for such a densely populated area. It is truly "Delaware's Central Park" and is a recreational and transportation resource of regional significance.

KPA: Some volunteers have become NDG Trail Stewards. Why is that important, and how do you become a Trail Steward?

DGI: The NDG Trail Stewards are essentially the "Friends Group" for this multi-jurisdictional trail network, and are a component of the State's Park Watch Program. Given the limited resources at all levels of government, we felt it was important to involve the users of the trail in assisting with ongoing maintenance. Trail Stewards provide additional sets of ears and eyes for Park maintenance and enforcement personnel. The Trail Stewards hold monthly clean ups along various portions of the trail, and are assisting with some major events that will be held on the trail. It's a great way to

get outdoors and give back to the community through keeping the trail clean and safe for trail users. Trail Stewards also get free access to State parks. Sign up is easy – go to <http://www.delawaregreenways.org>.

KPA: The Kennett Pike and Route 100 corridors have been designated Delaware's first National Scenic Byway ---- The Brandywine Valley National Scenic Byway. Why is that important?

DGI: As many of your readers are well aware the Brandywine Valley, with its world class tourist attractions and 200 year plus history of scenic and open space preservation and protection, is one of our country's truly special areas. The National Byway program was created to recognize such areas and provide the tools to allow those living in these corridors to protect and enhance these landscapes. Unlike a National Park, a National Byway is a "working landscape" where people live, work and play. While the program provides funding for conservation and scenic easements, it also recognizes that additional development and growth within these corridors will occur. So the program also provides strategies and funding to implement growth that is consistent with the character of the community while at the same time allowing for both new business and job opportunities. Recognition and protection of the Byway not only honors our past, but will keep our area a special place for generations to come.

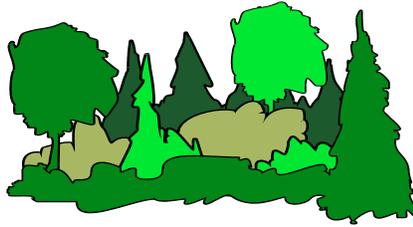
KPA: In addition to DGI there are other organizations like KPA, The Brandywine Conservancy and Delaware Nature Society working hard to protect our open spaces and natural treasures which seem constantly under threat by developers like Stoltz. What can be done to ensure that our children and future generations will continue to enjoy the beauty and resources of northern New Castle County?

DGI: We are very fortunate to have the strong organizations you mentioned working on the public's behalf. All have played important roles in shaping and protecting the many natural and scenic viewsheds we often take for granted. The fact is, however, that several of the key State and local programs established to protect open space and agricultural lands have nowhere near the buying power they had when they were first started. Equally, if not more important, is the fact that we do not have a viable transfer of development rights program in New Castle County, nor have we adopted innovative tax credits and other incentives to encourage developers to design their development in ways that better support and enhance community character. All these issues need to be addressed. I think it is also extremely important to recognize that responsible developers are attracted to areas where Land Use regulations are clear and the entitlement process is streamlined and timely. Municipalities that adopt these mechanisms are not sacrificing development that is responsive to both community character and innovative in design. In fact, just the opposite is true. It is when comprehensive plan goals are conflicting and implementing ordinances are vague that problems arise. I think it becomes very clear that there is a lot of work to do in this regard when the Comprehensive Plan is updated.

KPA: You and I have spoken about the possibility of our organizations working together to develop an overlay plan for Greenville. Explain why that may be significant.

DGI: New Castle County has recognized that communities that were built prior to the implementation of many of today's land use ordinances are based on development patterns that are not compatible with what we see today in a typical suburb. Greenville has a unique history, and has many "village" attributes as a part of its commercial area. In Centreville residents saw that enactment of a hometown overlay gave them the ability to shape future growth in a manner that would be sensitive to the community's history and would therefore enhance the community character. The idea of an overlay plan is to build upon the unique strengths of the area's design and craft development ordinances and design criteria that ensure that new development is consistent with the existing character of the community. This is particularly significant for Greenville as the zoning for several commercial properties allow for height and overall density at levels that are far beyond what most people would think is in character with the community. An overlay zone is developed by Greenville residents and will keep that "village" feel that exists today. In the absence of this overlay, dramatic changes to what the community looks like today could occur and community efforts to shape them would have little effect.

KPA: Thank you Mark for your dedication and good work!



Landscaping Update

At the heart of activities to protect and enhance the beauty of the Kennett Pike and Route 100 corridors is landscaping. KPA's Landscaping Committee is comprised of some very dedicated and talented folks with green thumbs who work collaboratively with two important partners: The Delaware Center for Horticulture, a non-profit group that cultivates a greener community, and Delaware Department of Transportation (DeDOT) which maintains and operates environmentally sensitive road systems. It is truly a partnership, with DeDOT providing the public land along the roads and often some initial funding; Delaware Center for Horticulture providing expertise and plants; and KPA providing ongoing funding, maintenance and upkeep. The results are there for all to see ---- lovely gardens and landscapes along the roadways, medians and intersections.

All of this, of course, takes money and KPA is grateful to its members and sponsors who contribute the funds to make all of this possible. Each year, KPA and its affiliate Evergreen Inc. spends more than two-thirds of the total donations received for planting, upkeep, fertilizing, mulching and trimming expenses. It seems our work is never done.

The median at Berkeley Road will have more Juniper and Winterberry added to improve its appearance. The small triangle there will have Rudbeckia (Black Eyed Susan) added. The trees in front of the Raskob Foundation need replacing, and the red maple by The Briars and an Armstrong maple on the median will be replaced. DeDOT has suggested that it may be possible to enhance the landscape along Route 141 between Route 100 and the Tyler McConnell Bridge if sponsors can be found to maintain it after the first year. KPA and others are seeking sponsors for this worthwhile project which may cost some \$12,000 per year to maintain. Hagley Foundation has indicated their interest in maintaining a portion of this work along Old Barley Mill Road.



Kennett Pike in Centreville looking north at Twaddell Mill Road
Courtesy of Hagley Museum & Library

The Kennett Pike Association Needs Your Support

Since 1957 the KPA has monitored zoning changes, variance requests, Board of Adjustment applications, land use changes, highway improvement plans, and proposed legislation in an effort to protect the interests of its members. We work closely with public officials and commercial enterprises to represent citizen interests.

KPA operates through a group of dedicated volunteers who are committed to protecting and enhancing the beauty of the Kennett Pike and Route 100 corridors, now designated the Brandywine Valley National Scenic Byway.

While most of the work is done by volunteers, we still have some expenses that need to be covered. We have office expenses to maintain memberships, Newsletter publications, postage, and most of all we have landscaping expenses to create and maintain the plantings along the roads and intersections that everyone enjoys so much.

We need your help to continue our work ---- to help make this a better place for you and your families to live and work. Your membership dues of just \$50 per year allow the KPA to protect the Scenic Byway and to enhance and maintain this beautiful place.

If you are already a member, thank you for your support.

If you are not a member, or your membership has lapsed, **please won't you join us?**



We want to support the KPA in its work and be a member:

Name.....

Street.....

City and State.....Zip Code.....

Amount Enclosed\$50 Family\$125 Business or Civic Association

Send To: The Kennett Pike Association
P.O Box 3592
Greenville, DE 19807

New Castle County Unified Development Code

Good codes are the foundation upon which great communities are built. They are the framework that regulates where and what type of development may occur. Their purpose is to create and maintain a desirable land use pattern for an enhanced quality of life for our citizens. When administered well, codes make it easier for a community to implement its vision, but when administered poorly or inconsistently, codes prevent communities from getting the types of development they want.

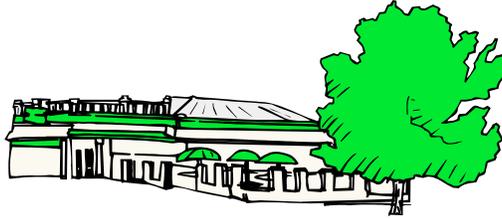
In America and in Delaware, we are fortunate to have a government of laws, not of men. We must never allow this to be replaced by a government of unwritten, subjective administrative policies and practices. New Castle County has a strong zoning code known as the Unified Development Code, or UDC, which was implemented some years ago as a result of a public perception that the county was not managing developments well. New building projects typically go through an arduous process of application and approval before construction is permitted to begin.

The people of New Castle County rely on their Department of Land Use, under the direction of County Executive Chris Coons, to oversee the review of proposed development plans and rezoning applications to ensure they meet all legal requirements of 4 important bodies of law: the US Constitution, Delaware State Code, New Castle County Comprehensive Development Plan, and the Unified Development Code (Chapter 40). Protection of the site's natural resources is a high priority, and applicants are encouraged to submit the best designs possible.



Quick Updates

- **Kennett Pike & Route 82 Intersection:** with 73 accidents over a 4-year period, this dangerous intersection was placed on the Highway Safety Improvement Program last year. Plans call for left- and right-turn lanes in both directions. Construction should begin in the Spring of 2011, and the road will remain open during construction. The project is 90% Federally funded.
- **Route 141 Railroad Bridge Painting:** Representative Deborah Hudson met with citizens, representatives of the state, and representatives of the East Penn Railroad to try to get the Rt. 141 Bridge painted. NCC Councilman Bob Weiner and Senator Mike Katz assisted in recruiting a team of volunteers to do the work. Mike Ansul of Ansul Construction will direct the project. The 141 Bridge Alliance is seeking to raise some \$12,000 for supplies, equipment and environmental compliance requirements. Donations may be sent to 141 Bridge Alliance, PO Box 1401, Dover, DE 19903



Methodist Country House and Cokesbury Become Affiliates of ACTS Retirement-Life

On March 4, 2010 Peninsula United Methodist Homes (PUMH) and Heron Point announced a new affiliation with ACTS Retirement-Life Communities headquartered near Norristown, PA. PUMH is the not-for-profit company that owns and operates 3 Continuing Care Retirement Communities (CCRC's): Methodist Country House in Greenville, Cokesbury Village in Hockessin, and Methodist Manor House in Seaford. Heron Point is in Chestertown, MD and is currently managed by PUMH. Collectively, the 4 communities are home to some 1,000 residents.

ACTS is the largest not-for-profit owner and operator of CCRC's in the country with a family of 19 CCRC's in six states which provide residential living, assisted living and skilled care accommodations to some 8,000 residents. Marvin Mashner, ACTS President and CEO said, "Our organizations share a common mission, values and a commitment to quality care, as well as a desire to reach more seniors with a very fulfilling and secure retirement lifestyle."

Last year, Methodist Country House announced plans to expand their campus by initially building 10 cottages clustered on the former Charis property. It is not known at present when the new development, to be known as Country House Estates, will begin construction.

Conquer The Hills Bike Tour Saturday, August 14, 2010

The 3rd annual Conquer the Hills bike tour benefitting the Mike Clark Legacy Foundation will be held on Saturday August 14, 2010. The Kennett Pike Association is one of the sponsors for the event. Dr. Mark Fortunato, a KPA Trustee, said, "The KPA is committed to protecting and enhancing the beauty of the Kennett Pike and Route 100 corridors in Delaware and Pennsylvania as well as keeping these routes bike and pedestrian friendly." The tour includes 50K and 100K routes through scenic New Castle County, DE and Chester County, PA traversing some of the most challenging hills in the area. There are also routes on gently rolling terrain, as well as a 6-mile guided Kids Ride (minimum age is 8 years). Bikers of all abilities are invited to participate in one of the most popular bike tours in the area. KPA will host a membership sign-up and information table at the event. The start and finish is at A I DuPont High School, 50 Hillside Road, Greenville and registration is at 7:00 am. There are well-stocked rest stops and post-ride refreshments. For more information about the tour go to www.mclf.org. You can also register online at www.BikeReg.com. To learn more about the Kennett Pike Association, go to www.kennettpike.com.





Thank You to Our Supporters

The Kennett Pike Association is grateful to its members and its median sponsors who make it possible to plant and maintain the beautiful landscapes at the medians in Greenville and at many intersections. Our generous median sponsors are: BSA+A, Dewson Construction, The Greenville Wine & Spirits Company, McBride Shopa and Company, Tom Gehret of Morgan Stanley of Greenville, Setting Properties, Stoltz Management of Greenville, Weymouth Swayze & Corroon, and WSFS. Please thank these terrific sponsors when you see them!