

**COMPARISON OF CURRENT LAW AND 2 NEW REDEVELOPMENT PROPOSALS**

<b>Requirements</b>	<b>Land Use Proposal</b>	<b>Current Law</b>	<b>Weiner Proposal</b>
Paper Redevelopment Allowed	Yes—100% credit for previously recorded but unbuilt SF	No—has to be at least 50% demolition of existing GFA, but with credit for unbuilt GFA	No—existing structures must be vacant, blighted, abandoned existing gross floor area or former legally existing gross floor area demolished by at least 50%
Sunsetting of Plans	No—any <u>recorded</u> plan eligible for paper redevelopment regardless of whether it has otherwise sunsetted (i.e., no longer effective)	Yes—a plan must not have sunsetted in order to be eligible for redevelopment, but would either have to be a minor or some physical implements made	Yes, same as current law
Site Improvement Required?	Yes—in an amount equal to the percentage of approved but unbuilt GFA—as determined by Department	Proportional compliance required of at least 400%	Proportional compliance required of at least 400% or more if some GFA unbuilt
Traffic Study	No, DelDOT can't require a TIS for redevelopment plans under MOU between DelDOT and NCC.	No	Yes—for all major plans proposing a change in use or increasing GFA
Traffic Improvements	No, unless DelDOT requires, even if intersection is E or F	No, except to site itself (i.e. entrance).	Yes—no nearby intersections can operate below LOS “D” upon issuance of a certificate of occupancy
Traffic Standards	Just can't make intersections “worse”; no way to tell where intersections operating now without TIS and no deadline to implement required improvements	No	Intersections have to operate at D or better. Standards pegged at LOS, not the loose “worse” LU standard
Community Character concurrently	No	No	Must be accounted for in plans
Process/Public Input	No public hearing for any paper redevelopment which is processed as a minor plan. No public hearing on whether a plan proposing all unbuilt GFA plus 50,000 more meets all criteria for redevelopment	General Manager signature only for minors, normal plan review process for others. Major plans skip from exploratory to record, so no Planning Board hearing. Unbuilt GFA plus 50,000 more GFA still qualifies as a minor	Plans proposing changes in use are major plans. Planning Board must hold a public hearing and decide if the plan properly qualifies as “redevelopment.” Unbuilt GFA does not qualify a plan as “minor”

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New GSF allowed	No GSF reduction based on DelDOT recommendation	All established SF plus 50,000 subject to reduction if DelDOT recommends.	No, unless it is in the same use category as the existing square footage or processed as a major plan