



# Newsletter



## FALL 2011

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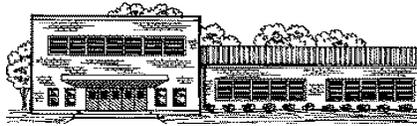
### **STOLTZ DOWNSIZED BARLEY MILL PLAZA PROJECT APPROVED**

The downsized development plan at Barley Mill Plaza was approved by New Castle County Council in late October. The smaller plans, an expansion to 1.6 million square feet from today's 1 million square feet, required the rezoning of 37 acres, and avoided the much larger plans filed in 2008 which had 70% more square feet, 9- and 10-story buildings, and 50% more traffic.

Both of our local County Council members --- Janet Kilpatrick and Bob Weiner --- voted for the smaller plans and the community is grateful to them for their support. The larger plans called for 2.8 million square feet which rivals the size of the combined King of Prussia malls. These larger plans were "by right" meaning that they complied in every respect with the County's development codes and, therefore, did not require a discretionary vote by County Council officials.

The approved downsized plans were the result of 3 years of community-wide opposition to the larger plans filed in 2008, led by Citizens for Responsible Growth, a coalition of civic groups and nearby residents. Importantly, the downsized compromise plans also include permanent deed restrictions that run with the property that protect the community in many important areas. While the community did not get everything it had proposed, it is a reasonable compromise and balance between the rights of the developer to expand his facilities, and the wishes of the community to preserve and protect its heritage and culture.

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The deed restrictions are enforceable by New Castle County and by 2 community-led civic groups: the Kennett Pike Association and Delaware Greenways. The deed restrictions will:

- cap forever the building heights and densities of both the offices and commercial establishments
- prohibit big box stores, fast food restaurants, convenience stores and gas stations
- give the community input on landscaping, signage, lighting and traffic
- provide storm water management facilities that go beyond code requirements and will help to mitigate existing flooding problems in surrounding areas and in Elsmere

The artist rendering below shows the comparative elevation views of Barley Mill Plaza for both the larger and smaller alternatives from the perspective of someone standing at Rt. 141. The drawing at the top is the 2.8 million sq ft King-of-Prussia mall sized plan that would have been built without the compromise. The developer could, by right, have constructed buildings as tall as 180 feet. The drawing below is the 1.6 million sq ft compromise plan approved by County Council which caps retail buildings at 1 story, office buildings at 4 stories, garages at 3 stories, and the total site to 1.6 million sq ft.



Stoltz Real Estate Partners has four active projects in the Greenville area all resulting in compromise plans with the community and strong deed restrictions for the future. At Greenville Center on the Kennett Pike, expansion plans which included a high rise residential tower and a 2 story commercial building at the corner of Buck Road and Kennett Pike have been set aside and replaced with a 2 story building replacing an existing 2 story building, and a 1 story building on the corner. Deed restrictions cap building heights at 50 feet and prevent fast food restaurants,

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convenience stores and gas stations among other things. A variance required for this downsized plan was passed by the Board of Adjustment. At 3704 Kennett Pike, the old Kirkwood Fitness Center, 19 new parking spaces will be added. Deed restrictions restrict building heights to 35 feet and no closer to the Kennett Pike. A variance required for this compromise was approved by the Board of Adjustment. The final Stoltz project is at 20 Montchanin, the old Columbia Gas property on Rt. 141. It is proposed that plans filed for a new 3 story building close to Montchanin Road be set aside and replaced with a 6,000 sq ft one story commercial building accessible from the existing entrance. Buildings would be capped at 2 stories, and deed restrictions would preclude fast food, convenience stores and gas stations. This final project will be taken up by County Council in the next 2 months

**SENATOR KATZ FORMS WORKING GROUP TO ADDRESS  
DELAWARE NATIONAL SCENIC BYWAY PROTECTION**



Dr. Mike Katz is Delaware's State Senator for the 4<sup>th</sup> District which includes North Wilmington, Greenville, Centreville and Hockessin. He has followed with concern the threats to Delaware's only National Scenic Byway ----- the Kennett Pike (Rt. 52) and Montchanin Road (Rt. 100) corridors, known as the Brandywine Valley National Scenic Byway. This National Scenic Byway is one of only 126 such routes in the country which beckons travelers to experience our nation's rich beauty, historic past, culture and traditions.

Our National Scenic Byway includes many points of interest including Longwood Gardens, Winterthur, the Delaware Museum of Natural History, Brandywine Creek State Park, Gibraltar Mansion, the Brandywine River Museum, Mt. Cuba Center and many other historic and scenic sites. A key component of the National Scenic Byway Program is a commitment to "undertake actions, such as zoning and other protective measures, to preserve the scenic, historic, recreational, cultural, archeological, and natural integrity of the scenic byway and the adjacent area."

Senator Katz has formed a small working group to address ways that this commitment may be strengthened. The group initially consists of the following:

- Mark Chura, Executive Director of Delaware greenways
- John Danzeisen, President of The Kennett Pike Association
- Gail Van Gilder, Past Executive Director Delaware Greenways
- Vernon Green, Chief Operating Officer Woodlawn Trustees
- Richard Beck, Past President of The Kennett Pike Association

Senator Katz has asked the working group to define the areas to be addressed, strategies to achieve the goals, and community partners. Delaware Greenways has already begun to develop a Corridor Management Plan for the Brandywine Valley Scenic Byway, and the efforts of Senator Katz working group, which will expand in the future, will add additional protections at the state level for our national treasures.

Thanks Senator Katz for your support!

**DID YOU KNOW.....**

**WAWASET PARK AHEAD OF ITS TIME**

Pierre S. DuPont succeeded T. Coleman DuPont as President of the DuPont Company in 1914, just as World War I was getting underway. In early 1915 the Germans attacked England with zeppelin airships, they attacked Allied shipping lanes, and sank the British ship Lusitania. Pierre DuPont negotiated a hard bargain with the Allies for explosives, charging them some 30% higher prices than the US was paying on the basis that the company had to substantially expand their production capacity to meet demand. Over the next several years DuPont had invested \$60 million in new capacity and the number of people employed increased from 5,000 to 60,000. One of the results of such increases was a housing shortage.

Seeking houses for scientists and executive staff, at a time when the company was moving into the city of Wilmington, they acquired Wawaset Park, a tract of land half-way between the DuPont family homes near Hagley and the corporate headquarters in Wilmington that had been used as a horse racing track. Wawaset Park is located across Greenhill Avenue from Ed Porky Oliver Golf Club. Pierre S. DuPont, who established the conservatory and display gardens at Longwood, was known for his love of beautiful landscapes.



Construction at Wawaset Park began in early 1918 and progressed rapidly. Close to 250 lots were drawn on the original plans, but some homes eventually occupied more than 1 lot. A variety of house styles were built and sold by DuPont, with steep roofs a common theme. Frederick Law Olmsted who designed New York's Central Park and is considered by many to be the father of American landscape architecture, had influence on the planned community in a park-like setting. The streets were narrow and tree-lined, and there were walking paths.

DuPont sold 94 houses in their first offering, and after 1921 construction slowed. In late 1921 Rokeby Realty acquired all the empty lots which they then sold. Builders such as DiSabatino, Haddock and Eckman built semi-detached and single homes and by 1930 all but a few present houses had been built. Thanks to the Wawaset Park Maintenance Corporation the development has preserved its heritage and character.



### **KPA MEMBERS AND SPONSORS MAKE OUR LIVES BETTER**

Your Kennett Pike Association has some 275 household memberships, 36 small business, association, and corporate sponsors, a group of dedicated volunteers, and 9 large median sponsors. Collectively, these civic-minded folks and organizations enable the KPA to carry out its mission to protect, preserve and beautify the Kennett Pike and Rt. 100 corridors by planting and maintaining median and interchange landscapes, monitoring land use applications and changes, and working with developers to promote context sensitive projects. Everyone who lives, works and travels in and around these corridors ---- now designated as Delaware's only National Scenic Byway ---- benefits from the work done by the KPA for the last 54 years. None of this would have been possible without our members and sponsors. Our list of members is too long to thank individually in this Newsletter, but we are very grateful for their generous support. Our small business and association sponsors should be thanked and supported by the community. They are:

Applecross Maintenance Corporation  
BDO USA, LLP.  
Brantwyn Partners  
Briars Maintenance Association  
Buck-Kennett Associates, LLC  
Centennial Homewoners Association  
Christ Church Christiana Hundred  
Daniels & Tansey, LLP  
Delaware Museum of Natural History  
Dental Associates of Delaware, P. A.  
Dr. Anthony Cucuzella  
Fairhill Civic Association  
Fairthorne Maintenance Corporation  
Fredericks Country Center  
George Strawbridge  
Greenville Financial Group

Halsey Drive Service Corporation  
Henry Topel & Company  
Hugh Sharp, Jr. Office  
Janssens Market  
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Pizza by Elizabeths  
Quail Crossing Maintenance Association  
St. Joseph on the Brandywine Church  
Service Corporation of Westover Hills  
Stonegates  
Wells Fargo Advisors, LLC  
Westover Hills Section B  
Westover Hills Woods, Inc.  
Weymouth, Swayze & Corroon Insurance  
Wilmington Country Club  
Winterthur Museum

Our corporate sponsors are very much appreciated and we ask everyone to support and thank them:

**Joan R. Bolling   Greenville Corporate, LLC   Greenville Retail, LLC   Janney Montgomery Scott, LLC**

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Finally, we have 10 wonderful median sponsors whose contributions greatly support the maintenance of the beautiful plantings through Greenville. Please thank:

- **Acorn Energy, Inc.**
- **BDO USA, LLP**
- **Buck Simperts Architect & Associates**
- **Dewson Construction**
- **M&T Bank**
- **Joseph Setting II**
- **Stoltz Management of Delaware, Inc.**
- **The Wine & Spirit Company of Greenville**
- **Weymouth Swayze & Corroon Insurance**
- **WSFS Bank**

All of these significant KPA supporters take great pride in their community and make it a better place for all of us. Thank you!

We want to support the KPA in its work, and become a member, with a tax deductible payment.

Name .....

Street .....

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

Amount Enclosed ....\$60 Family ....\$150 Civic or Neighborhood Association

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

**YOUR KENNETT PIKE ASSOCIATION VOLUNTEER DIRECTORS**

Glenn Barnhill  
Glenn Barnhill, Jr.  
Richard Beck  
Robert Crandell  
Joanne Bahr Cushman  
Mark Fortunato  
Patty Hobbs

George Hobbs  
Christine Homer  
Ellie Maroney  
Bill Rowe  
Tom Scott  
Maynard Turk  
John Danzeisen, President

### **A Greenville Overlay?**

New Castle County offers unincorporated communities the opportunity to create development and redevelopment guidelines that preserve those qualities which define their community. The Hometown Overlay designation provides a framework for active local involvement in community development and design.

Four communities have successfully undertaken the hometown overlay process by formulating a Redevelopment Plan and Design Guidelines. Claymont and Hockessin were the first 2 communities to go through the process, followed by Centreville and, most recently, North St. Georges. Each community has a Design Review Advisory Committee, or DRAC that hears applications from those who are developing or redeveloping property within the overlay area.

A federal grant, funded through DeIDOT to Delaware Greenways of some \$97,000 has been awarded to review and consider a possible hometown overlay for Greenville. There are many aspects to be considered in this review, and no conclusions have yet been reached.



### **GREENHILL AVENUE ENHANCEMENT PROJECT**

A Transportation Enhancement project has been submitted to improve the roadside right-of-way along Greenhill Avenue from 7<sup>th</sup> Street to 11<sup>th</sup> Street adjacent to the Ed "Porky" Oliver Golf Course. The project is sponsored by the Wawaset Maintenance Corporation and the City of Wilmington.

The scope of work for this project will include existing tree management and brush removal, new tree plantings, fence removal and restoration, stone wall repair, and establishment of new ground layer vegetation. The project is currently in the final design stage and is estimated to be constructed in the spring of 2012 depending on available funding.

### **LANDSCAPING REPORT**

The Kennett Pike Association welcomes Acorn Energy as our newest median sponsor. Acorn Energy is located in the Montchanin Station Center next to Petals Florist. We greatly appreciate their support.

Kerns Brothers Tree Service has root fed all the Oak and Sycamore trees along the Pike. This summer they had to spray all our trees three times for Tent Caterpillars with which there are still some problems. In the spring, Kerns Brothers plans to treat the tree roots with insecticide to resolve the caterpillar problem and avoid further spraying.

This fall the KPA worked with the Delaware Center for Horticulture to plant twelve trees at the southwest corner of routes 100 and 141, as well as seven trees at the northeast corner of 100 and 141. The trees were a mix of sterile Ginkos, Elms, and Sycamores. Thank you to the DCH for their continuing advice and assistance.



**KPA Welcomes 2 New Sponsors**

KPA maintains the beautiful medians in Greenville with the support of sponsors mentioned earlier in this Newsletter. It is through their generosity and civic spirit that we are able to enhance the roadways in this way for everyone to enjoy. KPA is delighted to have 2 new sponsors joining our other 8 sponsors. Acorn Energy has taken over the sponsorship of the median that was previously supported by Morgan Stanley. We also were recently informed that M&T Bank will sponsor a new planting and maintenance of the large median that runs along Rt. 141 from Rt. 100 down the hill toward the Tyler McConnell Bridge. This work will get underway by DelDOT in the coming months. Please welcome and thank these 2 new sponsors!

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