

## **Citizens for Responsible Growth Update on Stoltz Projects**

On February 25, 2011 Citizens for Responsible Growth in New Castle County (CRG), a coalition of many civic and neighborhood associations, announced a compromise agreement was reached with Stoltz Real Estate Partners (Stoltz). The agreement, built on the framework announced by former County Executive Chris Coons, now a US Senator, resulted in a significant downsizing of the Barley Mill Plaza, Greenville Center and Montchanin Corporate Center projects and a significant number of important conditions and restrictions desired by the community in exchange for community support for the rezoning and variances necessary to implement the compromise plans. While the community did not achieve all of its aims, the reaction from CRG supporters has been overwhelmingly positive. CRG firmly believes that the compromise is very much in the best interests of the community not only because it substantially downsizes the projects, but because it also secures permanent conditions and restrictions on future development at these sites. Significant concessions, enforceable by the community, have been made on such important concerns as building heights, building densities, building uses, building sizes, set backs, landscaping, lighting, signage, and storm water management. These restrictions are forever ---- they go with the properties --- and they are enforceable by the community. The county and state cannot undo these hard-fought concessions.

CRG fought hard for every concern and wish expressed by the community. While we were successful in achieving many of our demands, we were not able to reach agreement on all of them. The impact on traffic of these projects ---- particularly at Barley Mill Plaza ---- remains a priority concern of the community. Despite our best efforts, we were not able to come to an agreement on such traffic matters such as the scope of traffic studies and mitigation measures. The two sides did agree to seek a reasonable and lawful way forward that does not unfairly burden the taxpayers. CRG will continue to press hard for the community wishes with Stoltz, DeIDOT and the county on traffic matters.

With the new downsized plans now filed with the county, CRG has organized to ensure that all of the agreement provisions are followed. We have formed 3 teams to make this happen: (1) a traffic team under the leadership of Dick Beck, (2) an engineering team under the leadership of Bill Rowe, and (3) an aesthetics team dealing with such things as landscaping, signage and lighting under the leadership of John Danzeisen and Patty Hobbs.

CRG thanks its supporters for all of their efforts to bring about this welcome compromise.