

March 17, 2009

Mr. Mark Chura  
Executive Director  
Delaware Greenways  
1910 Rockland Road  
Wilmington, DE 19803

RE: Stoltz Properties  
Greenville Center  
Review No. 2

Dear Mark:

With the approval of the Exploratory Plan by New Castle County for Greenville Center and the completion of the scoping process for the site by DelDOT, we are concerned that the comments we prepared in our first review dated March 3, 2009 may not be addressed to the satisfaction of our clients.

Our concerns are straight forward: site access, a concern adjudicated by DelDOT affects the internal circulation of the site and internal site circulation, a concern under the purview of New Castle County's Planning Department affects the external roadways. While comprehensive in nature, the reviews conducted by these two key agencies usually stay within their bounded jurisdictions. This does not present a concern in most cases but it does in this special case due to the tight constraints of the site as evidenced by the existing site access and internal circulation issues we have raised. The New Castle County review letter did not address the concerns we have raised. It is our opinion that the County's Land Use Department must complete a thorough review of the site's existing and proposed internal circulation plan and provide their comments on the issue. DelDOT's required analysis of site access and off-site impact must be coordinated with the New Castle County review to fully address the traffic deficiencies that currently exist and will exist as a result of the development plan.

Accordingly, we believe that the following should be placed on the agenda at both DelDOT and New Castle County for consideration when considering the Stoltz Proposal for the Greenville Center site for approval:

1. Site Access – the Buck Road access ought to be de-emphasized and the way to do it is twofold – 1) reconfigure the Route 52 access to allow left turns in but still prohibiting left turns out. And 2) connect to the adjacent shopping center via a cross easement. This will enable trucks and autos to access the site via Route 52 and not exclusively via Buck Road.
2. Site Plan – Instead of just constructing buildings where there is room to do so, reconfigure the site plan to provide internal circulation that provides a hierarchy of drive aisles to the different buildings. If this means that buildings need to be demolished and a new site plan emerges to accomplish that,

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so be it. As it stands now, adding density to the site as currently proposed will only exacerbate the current circulation problems within the site. They also need to increase the number of loading docks at Jansen's Market and provide for trucks to access the site via the Route 52 access.

Since none of the concerns and comments we raised in our letter dated March 3, 2009 have been addressed; we request that both DelDOT and New Castle County be requested to reply directly to both letters.

If you have any questions, please do not hesitate to contact us.

Very truly yours,  
ORTH-RODGERS & ASSOCIATES, INC.



Jeffrey L. Greene, PE, PTOE  
Principal



Derrick Kennedy, PTP  
Senior Project Manager