



Statement from Councilman Robert Weiner

**General remarks about Barley Mill Plaza and Greenville Center proposals
Specific comments about the Greenville Center proposal
March 3, 2009**

To: New Castle County Planning Board and Land Use Department

Tonight the New Castle County Planning Board and Land Use Department considers plans submitted by the Stoltz organization [hereinafter referred to as "Stoltz"] for a twelve story building in the Greenville Center and 2.8 million square foot development at Barley Mill Plaza site. Negotiations are continuing in good faith to reduce the height of the proposed new building in Greenville Center and to reduce the size of Barley Mill Plaza to 1.5 million square feet, But, in the meantime, tonight Stoltz is asking New Castle County to preliminarily approve its filed plans for the 12 story high rise and other expansion plans it has proposed for Greenville Center and for the 2.8 million square feet it has proposed at Barley Mill Plaza (with buildings there of up to 11 stories in height).

While negotiations are ongoing which we hope will lead to plan revisions that our community can support, the community which I represent vigorously objects to the plans which Stoltz has filed for both projects and for which Stoltz continues to seek formal approval. At this time, I would like to ask all citizens here in the audience who have concerns about the Stoltz proposals to please rise.

Neither of these two projects are rezonings, so neither needs New Castle County Council approval. The community understands that our County Land Use Department has only limited authority to modify the applications and cannot ultimately deny either if and when the plans comply with all technical requirements. Stoltz has repeatedly modified (while not significantly reducing the size of) it's previously filed plans in response to technical objections made by our County Land Use Department professional planners.

Over the last year as District Councilman for the most directly affected residents, I have dedicated a large majority of my time to educating community leaders and engaged residents to effectively communicate their concerns to our New Castle County Land Use Department and to the State Department of Transportation. I am proud of our community response. Our community leadership and engaged citizens have come to understand that we can only be effective if we enter comments on the record which are legally relevant and consistent with sound land use principles. The community understands that New Castle County Land Use Department cannot make decisions that favor the community merely because large crowds of citizens object to the proposals. The effectiveness of interactive communications has been extended and enhanced by Citizens for Responsible Growth in New Castle County, supported by an alliance of many civic organizations. Tonight you will understand from of the quality of comments, evidence of careful study by civic leaders of the

applicable principles in the Unified Development Code [UDC] as set forth in the official comment letters of our County Land Use Department professionals. The comments will also reference the land use principles adopted in our New Castle County Comprehensive Plan.

The Greenville Center current proposal does not yet comport with the Unified Development Code's mixed use provisions and the County's Comprehensive Plan, which provides guidance and interpretation for the UDC in the following areas:

Building heights and mass

Proximity of new buildings to existing neighborhoods

Screening of buildings/garages from neighborhoods and roads

Buffer size/berming/vegetative screening

"greening" of parking garages facing existing neighborhoods

Orientation of commercial space and how it integrates into office/residential

Public amenities provided within the projects and the connections to them

Meaningful and active open space

Connectivity of existing isolated open space pockets

Internal traffic circulation

Architectural guidelines.

Thank you for allowing me the opportunity to place my comments on the record.

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