



DEPARTMENT OF LAND USE

MEMORANDUM

TO: Christopher Bullock, President, New Castle County Council
Members, New Castle County Council

COPY: Thomas P. Gordon, County Executive
Timothy P. Mullaney, Sr., Chief Administrative Officer

FROM: George O. Haggerty, Jr., Acting Land Use General Manager

DATE: June 28, 2016

SUBJECT: Annual Report: The Redevelopment Program
Calendar Years 2002 through 2015

The New Castle County Department of Land Use is pleased to submit an Annual Report to County Council regarding an analysis of the use and effectiveness of the Redevelopment Program in New Castle County, Delaware. This report is prepared pursuant to Section 40.08.130.B.6 (h) of the *New Castle County Code*.

DEFINITION

As defined by the Unified Development Code, redevelopment is a process used to identify previously developed land that is now vacant, abandoned or underutilized real property where older structures if they exist are rehabilitated or replaced.

PURPOSE OF PROGRAM

The Redevelopment Program is intended to facilitate and encourage the continued viability of previously developed land via a process that seeks improvement to select design elements while not requiring that sites come into full compliance with current UDC standards.

CODE HISTORY

Ordinance 01-098. Adopted by County Council on April 9, 2002, the purpose of the ordinance was to provide a review and approval process for the redevelopment of previously developed sites.

Subsequently, the Council has amended the Code in seven ordinances in a continuing effort to clarify and improve the process and expand its applicability to advance the best interest of the public and New Castle County, as follows:

Ordinance 03-069. Adopted October 28, 2003, providing standards to further encourage and facilitate brownfield development.

Ordinance 04-054. Adopted July 13, 2004, providing additional incentives and flexibility to further encourage reinvestment in under-utilized areas.

Ordinance 06-007. Adopted March 28, 2006, provided additional incentives including a rezoning review process not dependent upon the tri-annual zoning process, a blending of the standards between brownfields and other redevelopment areas, density bonuses, and a waiver of all impact fees except sewer fees.

Ordinance 06-060, Substitute 3. Adopted September 26, 2006, including clarification language regarding the status of proposed reconfiguration improvements that do not conform to the UDC.

Ordinance 08-001. Adopted March 25, 2008, providing former or existing extractive use sites to take advantage of the Redevelopment Ordinance when being redeveloped.

Ordinance 10-113. Adopted January 18, 2001, (state-required) comprehensive republication of the NCC Code containing revisions to the redevelopment section including: reformatting, removal of obsolete tri-annual rezoning reference, and changing “TAC” requirements to “PLUS” requirements.

Ordinance 11-020. Adopted July 26, 2011, providing clarification to 1/ limit redevelopment to non-residential uses and sites; 2/ remove phrase pertaining to approved for a site; 3/ prohibit redevelopment plans from seeking Board of Adjustment variances; 4/ clarify LOS and TIS issues; 5/ establish 50% improvement for certain design elements; and 6/ clarify formatting changes.

REDEVELOPMENT PLANS

Following the inception of the Redevelopment Program, through the end of Calendar Year 2015, the New Castle County Department of Land Use has received ninety (89) redevelopment plans. While the program was utilized for a number of projects introduced between 2002 and 2008 (62 plans, averaging 8.8 per year), there have been only 27 redevelopment plans submitted between 2009 and 2016 year-to-date.

Currently, there are 3 active redevelopment plans, 2 in Brandywine Hundred and one in New Castle Hundred.

ACTIVE REDEVELOPMENT PLANS

APP #	PROJECT NAME	GFA	AC	PLAN TYPE	ZONING
20130119	MANOR PARK SHOPPING CENTER	24,950	3.57	D-MIN	CR
20150007	698 NAAMANS ROAD - PMIG DPNJ LLC	4,335	0.9	D-MIN	CR
20150281	1700 ROCKY RUN PARKWAY	10,962	2.11	D-MIN	CR

The following lists all redevelopment plans that have been recorded since the program's inception:

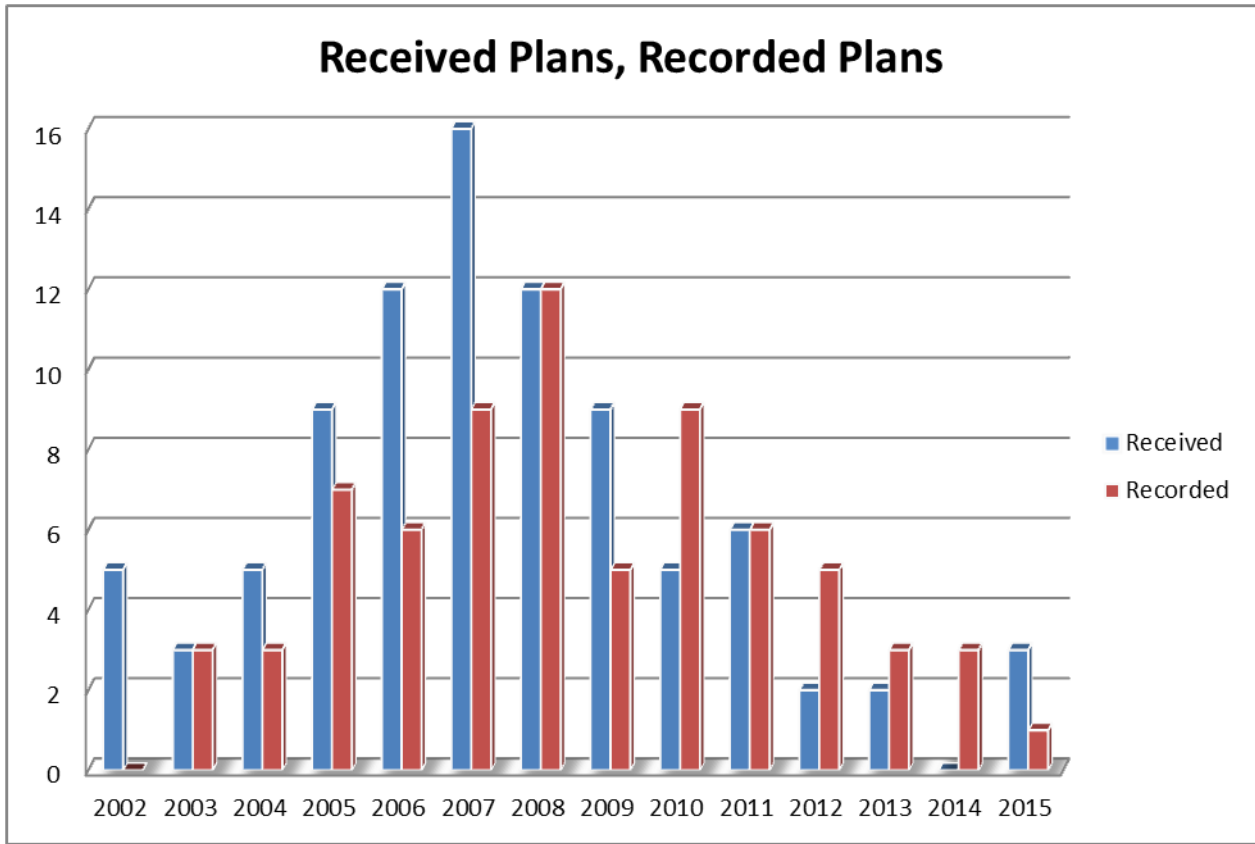
RECORDED REDEVELOPMENT PLANS

App No	Project Name	Parcel No	Tot GFA	Ac	Plan Type	Zone
20020308	3206,3208, & 3210 CONCORD PIKE	0607700286	8,652	0.58	D-MIN	CN
20020674	SOUTHWOOD FARMS	0801200025	37,121	4.91	D-MIN	CR
20021281	TACO BELL; KIRKWOOD HIGHWAY	0804420253	3,269	0.85	D-MIN	CR
20030714	BRUSTER'S ICE CREAM; ROUTE 40	1102600077	1,200	0.59	D-MIN	CR
20031089	WALMART - CENTERVILLE RD	0703740196	149,195	19.16	D-MIN	CR
20040219	MCDONALD'S; CLAYMONT	0609600165	3,815	0.92	D-MIN	CR HT
20040438	FIRST UNITARIAN CHURCH	0606400072	60,196	3.94	D-MIN	NC10 CN
20040538	HOCKESSIN ATHLETIC CLUB	0801200012	118,356	11.6	D-REZN	CR
20040955	MILLER ROAD SHOPPING CENTER	0613700011	137,187	16.4	D-MIN	CR
20041109	PREMCOR PETROLEUM COKE BARN	1200800001	56,268	50.89	D-MIN	HI
20050075	CREEKSIDE GALLERY	0806010089	10,218	0.74	D-MIN	CN
20050100	GENERAL FLOORING	1001300042	19,200	2	D-MIN	I
20050214	RIVER ROAD INDUSTRIAL PARK	1003500065	0	85.19	D-MIN	HI
20050537	HAPPY HARRY'S SOUTHWOOD	0801200025	20,986	4.95	D-MIN	CR
20050586	TOOLS AND MORE	1001000001	13,980	1.25	D-MIN	CR
20050680	LOWE'S OF NEWARK	0901600006	139,410	16.77	D-MIN	I
20050710	HOLLY OAK CROSSING	0611600032	19,000	2.42	D-MIN	CR
20051186	FULTON BANK	0803930081	3,128	0.72	D-MIN	CR
20060032	RIVER ROAD INDUSTRIAL PARK II	1003500065	68,354	6.25	D-MIN	HI
20060033	AIRPORT TOYOTA	1002400038	72,310	14.58	D-MIN	CR
20060040	GREENBANK CORPORATION PARCEL 2	0703720258	9,000	0.86	D-MIN	CR

20060082	CLAYMONT FIRE COMPANY	0608400476	39,131	1.47	D-MIN	CN HT
20060127	TROUT PROPERTIES	0613900325	4,876	0.43	D-MIN	CN
20060215	FOULK PLAZA	0602300023	7,000	0.68	D-MIN	CR
20060298	DELAWARE AUTO COURT	1003000016	65,500	6.08	D-MIN	CR
20060703	BPG HOTEL XVIII	0901800021	88,420	6.92	D-MAJ	CR
20060754	3022 NEW CASTLE AVENUE	1001000017	50,600	12.65	D-MIN	CR
20060782	CONCORD TOWERS	0902920006	81,024	4.89	D-MIN	CR
20061075	AIRPORT IND PARK 166 QUIGLEY	1003000054	24,759	2.6	D-MIN	I
20070066	JTA SERVICES	1003500009	12,725	3.98	D-MIN	HI
20070172	LIMESTONE SHOPPING CENTER	0804430072	43,889	4.9	D-MIN	CR
20070197	APPLEBEES - KIRKWOOD HIGHWAY	0804420031	4,781	0.8	D-MIN	CR
20070305	2510 KIRKWOOD HIGHWAY	0703810225	4,000	0.43	D-MIN	CN
20070557	RIVER ROAD IND PARK 2A & 2B	1003600011	69,600	7.6	D-MIN	HI
20070567	CHRISTIANA MALL EXPANSION	0902400010	1,449,787	127.94	D-MIN	CR
20070622	COMMERCE BANK - MARSH ROAD	0606800124	3,848	0.92	D-MIN	CN
20070664	TACO BELL - CONCORD PIKE	0605100049	4,800	0.54	D-MIN	CN
20070722	PROMENADE AT CHRISTIANA	0903000001	443,300	45.63	D-REZN	CR
20070771	ATLAS WELDING	1003500068	24,535	5.04	D-MIN	I
20070973	RIVER ROAD IND PARK II- LOT 3	1003500071	44,075	3.66	D-MIN	HI
20071080	AIRPORT NEWS CONVENIENCE	1001910155	12,750	0.58	D-MIN	CN
20071107	RIVER ROAD IND PARK II LOT 5	1003500074	62,630	7.72	D-MIN	HI
20071223	PIKE CREEK NURSING HOME	0803620358	82,400	5.32	D-MIN	CR
20071237	DE INTERSTATE IND PARK 37 & 38	0903700096	21,500	1.71	D-MIN	I
20080126	DE INTERSTATE IND PK LOT 45/46	0903700088	37,920	2.73	D-MIN	I

20080160	FAMOUS DAVES BRANDYWINE COMMON	0602900025	7,630	1.51	D-MIN	CR
20080234	HAPPY HARRY'S NAAMANS ROAD	0603400192	14,727	1.79	D-REZN	CN
20080271	NEW CASTLE TOWN CENTER	1002400025	476,248	58.79	D-REZN	CR
20080310	FOULK ROAD PARTNERS	0610100403	14,190	1.21	D-MIN	ON
20080605	130 S. DUPONT HIGHWAY	1003000019	15,760	1.84	D-MIN	CR
20090041	DUPONT HIGHWAY HOTEL	1000940016	43,125	1.58	D-MIN	CR
20090123	TALLY-HO SHOPPING CENTER	0602000001	4,600	1	D-MIN	CR
20090137	RIVER ROAD IND PARK LOTS 10,11	1003500009	0	0	D-RSUB	HI
20090201	COLUMBIA PLACE AT GARDEN OF EDEN	0605100014	0	14.93	D-REZN	ST
20090398	311 RIDGE ROAD	0604900017	1,975	0.31	D-MIN	CR
20090413	3816 KENNETT PIKE	0702600147	3,000	0.63	D-MIN	CN
20090438	CHRISTIANA MALL	0902400010	1,449,787	127.97	D-MIN	CR
20090439	AUTOZONE	1003400023	7,360	0.92	D-MIN	CR
20090631	ELSMERE SHOPPING CENTER	0703810121	106,332	16.23	D-MIN	CR
20100342	JOYCE REALTY CORPORATION	0805440143	17,565	3.02	D-MIN	CN
20100707	WELLINGTON COMMONS	1004330030	51,437	9.03	D-MIN	CR
20100748	HERCULES RESEARCH CENTER	0802700002	564,794	110.54	D-MIN	OR
20100761	CVS - MARYLAND AVENUE	0703940015	13,281	3.09	D-MIN	CN
20100788	CVS - TELEGRAPH ROAD	0805040005	13,540	1.68	D- RZMN	NC6.5
20110194	GARDEN OF EDEN SHOPPING CENTER	0605100003	24,550	3.77	D-MIN	CR
20110340	6 SHEA WAY	1100600014	13,680	1.27	D-MIN	I
20110363	7 EAST COMMONS BOULEVARD	1001300019	5,017	2.57	D-MIN	I

20110549	2530 CONCORD PIKE	0607700275	5,200	0.89	D-MIN	CN
20120127	BLUE HEN CAR WASH	0806010218	4,150	1.41	D-MIN	CN
20120764	LIMESTONE SHOPPING CENTER	0804430072	37,414	4.67	D-MIN	CR
20130710	DUPONT PIONEER STINE HASKELL GREENHOUSE	1100400001	271,405	20.93	D-MIN	I
20150089	CRODA	1001600002	322,964	128.87	D-MIN	HI



		2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
	Received	5	3	5	9	12	16	12	9	5	6	2	2	0	3
	Recorded	0	3	3	7	6	9	12	5	9	6	5	3	3	1

Plan Summary					
Status	No.	Total Ac	Total GFA	Brownfield	Industrial
Recorded	72	1,021.24	7,124,426	5	16
Expired	10	45.16	267,112	0	1
Withdrawn	4	93.31	1,667,959	0	0
Active	3	6.58	40,247	0	0
Totals	89	1,166.29	9,099,744	5	17

Of the 72 plans that have been recorded since 2002, 18 were located in industrial zoning districts (I or HI), 50 were located in or rezoned to commercial zoning districts (CN or CR) 1 involved a site with more than one zoning district, 2 were in office districts (ON or OR), and one was residential, in the ST zoning district. Two of the plans listed above are also in a Hometown Overlay District.

Prior to the 2008 economic downturn, there was a significant amount of interest in the Redevelopment Program. The program has been utilized even more rarely since adoption of Ordinance 11-020, which prohibited redevelopment plans from also seeking Board of Adjustment variances. In the ensuing years, participation has dropped significantly. Only seven new redevelopment plans have been submitted in the last 4 ½ years.

The report card on the final products from approved redevelopment plans has been positive. Those projects which have been constructed after utilizing the redevelopment option, have enjoyed a high degree of success in progressing to productive venues that are creating and retaining employment opportunities, increasing assessed value and stimulating other investment opportunities in surrounding areas.

PLAN REVIEW COMPONENTS

Upon submission of a redevelopment plan, the Department reviews the design improvement table and the types and amount of improvements proposed by the plan. The proportional design element improvement table continues to address the issues and there have been no complaints on its use and functionality. The improvements table has built-in flexibility and allows improvements to be tailored to the circumstances and needs of each property. The majority of improvements have included landscaping, buffers, parking and curbing, and stormwater management.

SUMMARY

As business conditions improve, interest in this program may once again increase. Additionally, this may be another avenue for potential developers of previously developed sites (e.g. Claymont Steel, Boxwood Assembly Plant). Aging retail centers such as those located along Kirkwood Highway, Route 9, and others throughout the county may be good candidates for the redevelopment program.

A number of sites have now gone through a metamorphosis from non-productive sites that were sometimes eyesores to locations that are vibrant and offer jobs and services to the community at large. The Department remains confident in the positive results that have accrued from this program. As with any provision of the UDC, we will continue to carefully monitor its usage and application and develop additional strategies as necessary to promote a healthy community and vibrant economy.

The Department appreciates this opportunity to report on the activities of New Castle County's redevelopment program. We believe that the program continues to provide opportunities for reinvestment in established communities, while balancing the needs and desires of those in the surrounding area.