



Department of Land Use

MEMORANDUM

TO: Karen Hartley-Nagle, President, New Castle County Council
Members, New Castle County Council

COPY: Matthew S. Meyer, County Executive
Vanessa Phillips, Chief Administrative Officer

FROM: Richard E. Hall, AICP, Land Use General Manager

DATE: July 2, 2020

SUBJECT: Annual Report: The Redevelopment Program
Calendar Years 2002 through 2019

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*.

OVERVIEW

The Redevelopment Program, in place since 2002, provides a means for economic reinvestment in established communities by encouraging interest in the revitalization of previously developed properties, especially brownfields, with incentives, such as density bonuses, in exchange for measurable design element improvements. The program has been modified several times during its existence to clarify and improve the process and expand its applicability. Although participation in the program has decreased in recent years, it still remains a viable option to help stimulate valuable improvements for communities and a vibrant economy.

DEFINITION

As defined by the Unified Development Code (UDC), 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 and focusing on proportional compliance to 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 greater flexibility in the redevelopment of previously developed sites and brownfields, such as permitting uses and area standards from the “I” zoning district in the “HI” district.

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, 2010, comprehensive republication of the NCC Code, as required by state law, 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 the 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 2019, the New Castle County Department of Land Use has received 102 redevelopment plans. While the program was utilized for many projects between 2002 and 2013 (88 plans, averaging 7.3 per year), there have been only 14 redevelopment plans submitted between 2014 and 2019 (average of 2.3 per year).

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	TOTALS
Received	4	3	5	9	12	17	12	10	5	5	3	3	0	3	5	2	3	1	102
Recorded	0	3	3	7	6	9	12	6	11	6	5	3	3	2	3	1	1	4	85

ACTIVE REDEVELOPMENT PLANS

<u>APP #</u>	<u>PROJECT NAME</u>	<u>GFA</u>	<u>AC</u>	<u>PLAN TYPE</u>	<u>ZONING</u>
20160566	2840 OGLETOWN ROAD	10,352	0.88	D-MIN	I
20160823	111 S. DUPONT HIGHWAY – DUTCH INN – RETAIL	18,824	4.13	D-MIN	CR
20190685	LOGISTICENTER AT I95 WILMINGTON	4,660,245	140.51	D-MIN	HI

The following lists all redevelopment plans that have been recorded since the program's inception. A map showing the redevelopment sites is attached at the end of this report.

RECORDED REDEVELOPMENT PLANS

APP #	PROJECT NAME	GFA	AC	Plan Type	Zoning
20020308	3206,3208, & 3210 CONCORD PIKE	8,652	0.58	D-MIN	CN
20020674	SOUTHWOOD FARMS	37,121	4.91	D-MIN	CR
20021281	TACO BELL; KIRKWOOD HIGHWAY	3,269	0.85	D-MIN	CR
20030714	BRUSTER'S ICE CREAM; ROUTE 40	1,200	0.59	D-MIN	CR
20031089	WALMART - CENTERVILLE RD	149,195	19.16	D-MIN	CR
20040219	MCDONALD'S; CLAYMONT	3,815	0.92	D-MIN	CR/HT
20040438	FIRST UNITARIAN CHURCH	60,196	3.94	D-MIN	NC10/CN
20040538	HOCKESSIN ATHLETIC CLUB	118,356	11.6	D-REZN	S to CR
20040955	MILLER ROAD SHOPPING CENTER	137,187	16.4	D-MIN	CR
20041109	PREMCOR PETROLEUM COKE BARN	56,268	50.89	D-MIN	HI
20050075	CREEKSIDE GALLERY	10,218	0.74	D-MIN	CN
20050100	GENERAL FLOORING	19,200	2	D-MIN	I
20050214	RIVER ROAD INDUSTRIAL PARK	0	85.19	D-MIN	HI
20050537	HAPPY HARRY'S SOUTHWOOD	20,986	4.95	D-MIN	CR
20050586	TOOLS AND MORE	13,980	1.25	D-MIN	CR
20050680	LOWE'S OF NEWARK	139,410	16.77	D-MIN	I
20050710	HOLLY OAK CROSSING	19,000	2.42	D-MIN	CR
20051186	FULTON BANK	3,128	0.72	D-MIN	CR
20060032	RIVER ROAD INDUSTRIAL PARK II	68,354	6.25	D-MIN	HI
20060033	AIRPORT TOYOTA	72,310	14.58	D-MIN	CR
20060040	GREENBANK CORPORATION PARCEL 2	9,000	0.86	D-MIN	CR
20060082	CLAYMONT FIRE COMPANY	39,131	1.47	D-MIN	CN/HT
20060127	TROUT PROPERTIES	4,876	0.43	D-MIN	CN

20060215	FOULK PLAZA	7,000	0.68	D-MIN	CR
20060298	DELAWARE AUTO COURT	65,500	6.08	D-MIN	CR
20060703	BPG HOTEL XVIII	88,420	6.92	D-MAJ	CR
20060754	3022 NEW CASTLE AVENUE	50,600	12.65	D-MIN	CR
20060782	CONCORD TOWERS	81,024	4.89	D-MIN	CR
20061075	AIRPORT IND PARK 166 QUIGLEY	24,759	2.6	D-MIN	I
20070066	JTA SERVICES	12,725	3.98	D-MIN	HI
20070172	LIMESTONE SHOPPING CENTER	43,889	4.9	D-MIN	CR
20070197	APPLEBEES - KIRKWOOD HIGHWAY	4,781	0.8	D-MIN	CR
20070305	2510 KIRKWOOD HIGHWAY	4,000	0.43	D-MIN	CN
20070557	RIVER ROAD IND PARK 2A & 2B	69,600	7.6	D-MIN	HI
20070567	CHRISTIANA MALL EXPANSION	1,449,787	127.94	D-MIN	CR
20070622	COMMERCE BANK - MARSH ROAD	3,848	0.92	D-MIN	CN
20070664	TACO BELL - CONCORD PIKE	4,800	0.54	D-MIN	CN
20070722	PROMENADE AT CHRISTIANA	443,300	45.63	D-REZN	BP to CR
20070771	ATLAS WELDING	24,535	5.04	D-MIN	I
20070867	NICHOLS PROPERTY	6,400	6.34	D-MIN	CR
20070973	RIVER ROAD IND PARK II- LOT 3	44,075	3.66	D-MIN	HI
20071080	AIRPORT NEWS CONVENIENCE	12,750	0.58	D-MIN	CN
20071107	RIVER ROAD IND PARK II LOT 5	62,630	7.72	D-MIN	HI
20071223	PIKE CREEK NURSING HOME	82,400	5.32	D-MIN	CR
20071237	DE INTERSTATE IND PARK 37 & 38	21,500	1.71	D-MIN	I
20080126	DE INTERSTATE IND PK LOT 45/46	37,920	2.73	D-MIN	I
20080160	FAMOUS DAVES BRANDYWINE COMMONS	7,630	1.51	D-MIN	CR
20080234	HAPPY HARRY'S NAAMANS ROAD	14,727	1.79	D-REZN	CN
20080271	NEW CASTLE TOWN CENTER	476,248	58.79	D-REZN	CR
20080310	FOULK ROAD PARTNERS	14,190	1.21	D-MIN	ON
20080605	130 S. DUPONT HIGHWAY	15,760	1.84	D-MIN	CR
20080780	COMFORT SUITES AT CHRISTIANA	69,005	4.39	D-MIN	CR
20090041	DUPONT HIGHWAY HOTEL	43,125	1.58	D-MIN	CR
20090123	TALLY-HO SHOPPING CENTER	4,600	1	D-MIN	CR
20090137	RIVER ROAD IND PARK LOTS 10,11	0	0	D-RSUB	HI
20090201	COLUMBIA PLACE AT GARDEN OF EDEN	0	14.93	D-REZN	S to ST
20090398	311 RIDGE ROAD	1,975	0.31	D-MIN	CR
20090413	3816 KENNETT PIKE	3,000	0.63	D-MIN	CN