




Department of Land Use

MEMORANDUM

To: Council President
New Castle County Council

Copy: Paul G. Clark, County Executive
Gregg Wilson, Acting Chief Administrative Officer

From: David M. Culver, Land Use General Manager 

Date: January 19, 2011

Subject: Annual Redevelopment Report
Period: Calendar Years 2002 through 2010

The New Castle County Department of Land Use and the Office of Redevelopment are 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, DE. This report is prepared pursuant to Section 40.08.130 B 6 (h) of the New Castle County Code.

CODE AMENDMENTS

Ordinance 01-098. Adopted by County Council on April 9, 2002 to provide a review and approval process for the redevelopment of previously developed sites. Subsequently, the Council has amended the Code in a continuing effort to improve a process that is determined to be in the best interest of the public and County, as follows:

Ordinance 03-069. Adopted October 2003, provided for a series of standards to further encourage and facilitate Brownfield redevelopment.

Ordinance 04-054. Adopted July 2004, provided additional incentives and flexibility to further encourage reinvestment in underutilized areas.

Ordinance 06-007. Adopted March 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 for sewer impact fees.

Ordinance 06-060, Substitute No 3. An Omnibus amendment adopted August 29, 2006, that included clarification language regarding the status of reconfigured improvements proposed by redevelopment plans that do not conform to the UDC.

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

Pending Ordinance 10-098. An ordinance to the UDC regarding redevelopment of approved but unbuilt structures is currently pending review by County Council.

REDEVELOPMENT PLANS

Following adoption of Ordinance 01-098 and during the period of Calendar Year '02 through '10, the New Castle County Department of Land Use received seventy-two (72) redevelopment plans. Five (5) plans were submitted in 2002, three (3) plans submitted in 2003, five (5) in 2004, nine (9) in 2005, twelve (12) in 2006, eighteen (18) in 2007, ten (10) in 2008, seven (7) in 2009, and (3) in 2010. Out of the seventy-two (72) plans received during the period, fifty-two (52) have been recorded, ten (10) remain active and under review by the Department, two (2) have been withdrawn, and eight (8) have expired. The active and recorded redevelopment plans follow:

ACTIVE REDEVELOPMENT PLANS

ACTIVE Redevelopment Projects	Application	Work Type	Total GFA	Total Acres	Zoning District
Promenade At Christiana	2007-0722	REZN	446,850	46.31	BP-CR
Atlas Welding	2007-0771	MIN	24,535	5.04	I
New Castle Town Center	2008-0271	REZN	476,248	58.79	I – CR
Barley Mill Plaza (1)	2008-0275	MAJ	4,067,981	92.07	I/OR/S
130 S DuPont Highway	2008-0605	MIN	15,760	1.84	CR
Delaware Credit Union	2008-0609	MIN	2,800	0.45	CR
Columbia Place at Garden of Eden	2009-0201	REZN	n/a	15.4	S-ST
Governors Square Commercial Ct (2)	2010-0028	REZN	231,664	31.93	OR
Joyce Realty Corporation	2010-0342	MIN	17,284	3.02	CN
Hercules Research Center	2010-0748	MIN	260,000	110.47	OR

Notes:

(1) - Pending agreement with residents

(2) – Redevelopment application pending withdrawal, land development plan with rezoning only

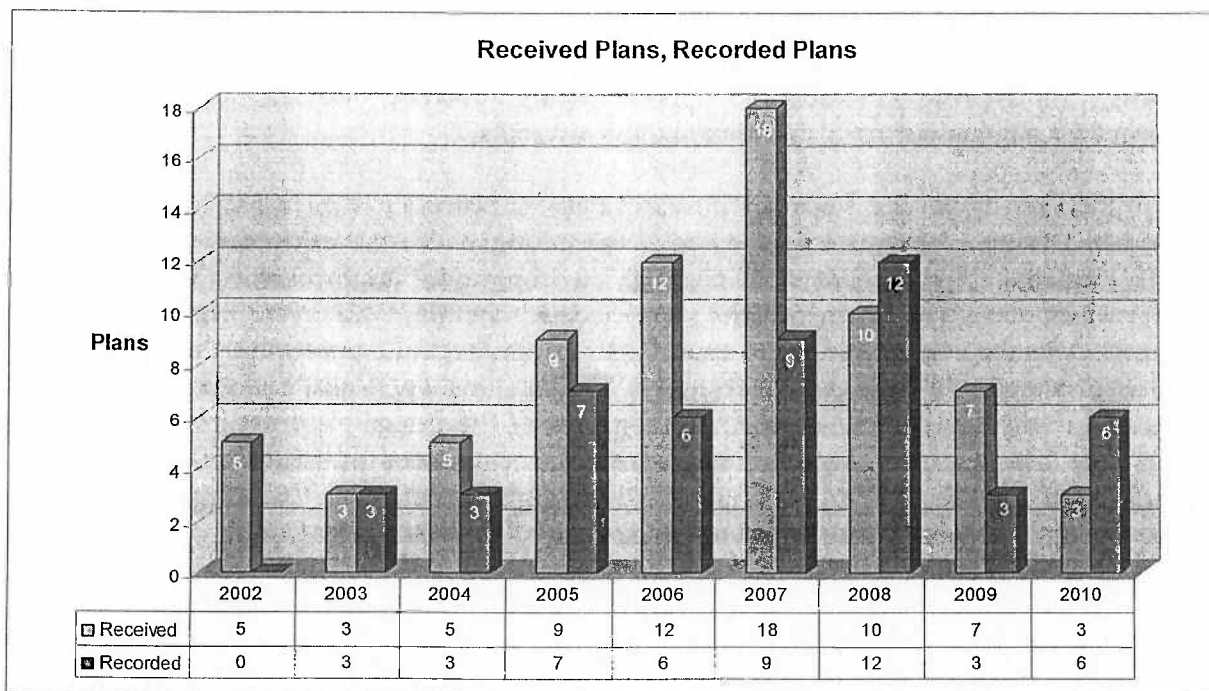
RECORDED REDEVELOPMENT PLANS

RECORDED Redevelopment Projects	Application	Work Type	Total GFA	Total Acres	Zoning District
3206, 3208, 3210 CONCORD PIKE	2002-0308	D-MIN	8,652	0.58	CN
SOUTHWOOD FARMS	2002-0674	D-MIN	37,121	4.91	CR
TACO BELL; KIRKWOOD HIGHWAY	2002-1281	D-MIN	3,269	0.85	CR
BRUSTER'S ICE CREAM; RTE 40	2003-0714	D-MIN	1,200	0.59	CR
WALMART; PRICES CORNER	20031089	D-MIN	149,195	19.16	CR
MCDONALD'S; CLAYMONT	20040219	D-MIN	3,815	0.92	CR
FIRST UNITARIAN CHURCH	20040438	D-MIN	60,196	3.94	CN
HOCKESSIN ATHLETIC CLUB	20040538	D-REZN	118,356	11.6	S-CR
MILLER ROAD SHOPPING CENTER	20040955	D-MIN	137,187	16.4	CR
PREMCOR COKE BARN	20041109	D-MIN	56,268	50.89	HI
CREEKSIDE GALLERY	20050075	D-MIN	10,218	0.74	CN
GENERAL FLOORING	20050100	D-MIN	19,200	2	I
RIVER ROAD INDUSTRIAL PARK	20050214	D-MIN	0	85.19	HI
HAPPY HARRY'S SOUTHWOOD	20050537	D-MIN	20,986	4.95	CR
TOOLS AND MORE	20050586	D-MIN	13,980	1.25	CR
LOWE'S OF NEWARK	20050680	D-MIN	139,410	16.77	I
HOLLY OAK CROSSING	20050710	D-MIN	19,000	2.42	CR/CN
FULTON BANK	20051186	D-MIN	3,128	0.72	CR
RIVER ROAD INDUSTRIAL PARK II	20060032	D-MIN	68,354	6.25	HI
AIRPORT TOYOTA	20060033	D-MIN	72,310	14.58	CR
GREENBANK CORP, PARCEL 2	20060040	D-MIN	9,000	0.86	CR
CLAYMONT FIRE COMPANY	20060082	D-MIN	39,131	1.47	CN
TROUT PROPERTIES	20060127	D-MIN	4,876	0.43	CN
FOULK PLAZA	20060215	D-MIN	7,000	0.68	CR
DELAWARE AUTO COURT	20060298	D-MIN	65,500	6.08	CR
BPG HOTEL XVIII	20060703	D-MAJ	88,420	6.92	CR
3022 NEW CASTLE AVENUE	20060754	D-MIN	50,600	12.65	CR
CONCORD TOWERS	20060782	D-MIN	81,024	4.89	CR
AIRPORT IND PARK 166 QUIGLEY	20061075	D-MIN	24,759	2.6	I
JTA SERVICES	20070066	D-MIN	12,725	3.98	HI
LIMESTONE SHOPPING CENTER	20070172	D-MIN	43,889	4.9	CR
APPLEBEES - KIRKWOOD HWY	20070197	D-MIN	4,781	0.8	CR
2510 KIRKWOOD HIGHWAY	20070305	D-MIN	4,000	0.43	CN
RIVER ROAD IND PARK 2A & 2B	20070557	D-MIN	69,600	7.6	HI
CHRISTIANA MALL EXPANSION	20070567	D-MIN	1,449,787	127.94	CR
COMMERCE BANK - MARSH ROAD	20070622	D-MIN	3,848	0.92	CN

RECORDED (Cont.) Redevelopment Projects	Application	Work Type	Total GFA	Total Acres	Zoning Dis trict
TACO BELL - CONCORD PIKE	20070664	D-MIN	4,800	0.54	CN
RIVER ROAD IND PARK II- LOT 3	20070973	D-MIN	44,075	3.66	HI
AIRPORT NEWS CONVENIENCE	20071080	D-MIN	12,750	0.58	CN
RIVER ROAD IND PARK II LOT 5	20071107	D-MIN	62,630	7.72	HI
PIKE CREEK NURSING HOME	20071223	D-MIN	82,400	5.32	CR/S
DE INTERSTATE IND PARK 37 & 38	20071237	D-MIN	21,500	1.71	I
DE INTERSTATE IND PK LOT 45/46	20080126	D-MIN	37,920	2.73	I
FAMOUS DAVES, BRANDYWINE	20080160	D-MIN	7,630	1.51	CR
HAPPY HARRY'S NAAMANS ROAD	20080234	D-REZN	14,727	1.79	S-CN
FOULK ROAD PARTNERS	20080310	D-MIN	14,190	1.21	ON
DUPONT HIGHWAY HOTEL	20090041	D-MIN	43,125	1.58	CR
311 RIDGE ROAD	20090398	D-MIN	1,975	0.31	CR
3816 KENNETT PIKE	20090413	D-MIN	3,000	0.63	CN
CHRISTIANA MALL	20090438	D-MIN	1,449,787	127.97	CR
AUTOZONE	20090439	D-MIN	7,360	0.92	CR
ELSMERE SHOPPING CENTER	20090631	D-MIN	106,332	16.23	CR

During the period, nineteen (19) of the seventy-two (72) redevelopment projects in New Castle County have proposed industrial uses that occur on lands in I (Industrial), HI (Heavy Industrial), or BP (Business Park) zoning districts, five of which are designated as Brownfields projects. Prior to the downturn in local, regional and national economic conditions, the following chart indicates an increasingly positive and robust trend for redevelopment activity in the County. No evidence currently exists that would preclude the level of redevelopment activity from rebounding to proportionate levels when local business conditions improve.

Redevelopment Plan Summary					
Status	No.	Total Ac	Total GFA	Brownfield	Industrial
Recorded	52	602.24	4,814,986	5	13
Active	10	265.72	5,543,122		5
Withdrawn	2	1.24	8,568		
Expired	8	49.46	307,371		2
Totals	72	918.66	10,674,047	5	20



INVESTMENT OPPORTUNITIES

Redevelopment is intended to facilitate and encourage reinvestment into an area for the purposes of retaining the viability of previously developed sites. Due to the potential for a significant return on capital investment and the increased number of redevelopment investment opportunities, the redevelopment program in New Castle County has generated considerable interest among developers and businesses. As evidenced by a marked increase in assessed value of redeveloped properties, the benefits to reinvestment on previously developed sites, Brownfield sites, or existing extractive use sites are substantial. Moreover, the review process in the Unified Development Code (UDC), the Department, and New Castle County have been very successful in creating a balance between the needs and desires of the surrounding community with the property's site capacity to provide the developer with the necessary square footage to create a financially successful venture. While the average assessed value of completed redevelopment projects in New Castle County has increased by more 400%, it should be noted that selected projects have increased in value by 1,100%, 1,800%, 1,900%, and 2,200%.

PLAN REVIEW COMPONENTS

When the Department receives a redevelopment plan, it undergoes scrutiny with respect to the design improvement table and the types and amount of improvements proposed. The Department has been very capable of anticipating the expected land use concerns of the surrounding community.

The proportional design element improvement table is working and we have received no complaints with its use and function. Its flexibility allows improvements to be tailored to the circumstances and needs of each property so that site improvements can be made while not

impinging upon the financial or physical needs of the existing or proposed land use. The majority of improvements consist of landscaping; however, buffers, parking, curbing and stormwater management are also common improvements.

One of the most important steps in the redevelopment process is the submission of a completed individual Design Elements Improvement Table along with the exploratory sketch plan. The design elements improvement table provides an important "improvement value" measure for each various design element which when added together with other improvement design elements gives the county and the community a certain level of comfort that the project will be a big improvement over the existing situation. To date, most applicants and the county have been successful in the review, completion, and approval of the design elements improvements table. And, while the percent aggregate improvements as calculated initially by the applicant have ranged from below 500% to over 1500% improvement, the final approved aggregate improvement is generally well-above the minimum 400% required by Code.

SUMMARY

Since April of 2002 when the redevelopment process was first introduced into the Unified Development Code, reaction to the final product has been very positive. Numerous sites have successfully undergone the metamorphosis from a previously developed site into a productive business organization that has the capability to create and retain more employment opportunities, provide a greater property assessment, and stimulate other reinvestment opportunities in the neighboring communities.

The Department remains confident that the results of the redevelopment ordinance remain positive and that the interests of both the applicant and the community have not been compromised. As with any provision of the Unified Development Code, the Department will continue to carefully monitor its usage and application and will offer appropriate enhancements, as needed. The Department will continue the research and development new ideas to improve the local program and investigate regional and national models to encourage better utilization of this valuable planning concept.

The Department appreciates this opportunity to report on the activities of New Castle County's redevelopment process. We believe the process has been successful and continues to provide business the opportunity to encourage reinvest in our established communities by guaranteeing a fair and predictable review process, while balancing the needs and desires of the surrounding community.