

For Immediate Release

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Citizens for Responsible Growth Sponsors Community Meeting

-Concept Plans for Barley Mill Plaza and Greenville Center to be Reviewed-

(Wilmington, DE) June 19, 2009 – Citizens for Responsible Growth in New Castle County (CRG) today announced they will sponsor a public meeting at St. Josephs on The Brandywine on July 15th, 2009, from 6:30 p.m. to 9:00 p.m., for the purpose of receiving community input on new concept plans for Barley Mill Plaza and Greenville Center commissioned by CRG.

Torti Gallas Associates, the nationally renowned land planners and community designers engaged by CRG last year, created the new plans. The designs reflect features requested by the surrounding communities, including reduced square footage and building heights, and many of the innovative mixed-use characteristics envisioned by the New Castle County UDC when the mixed-use ordinance was passed.

Last year, when Stoltz Partners promised to reduce the size of Barley Mill Plaza project from 2.8 million square feet to 1.5 million square feet, and to lower the height of its proposed condominium tower in Greenville Center from 12 stories to 6 stories, CRG undertook in return to gather information from the community so that constructive dialog could take place as soon as the revised plans were filed. The upcoming public meeting, to which both Stoltz and the County Land Use Department are being invited, demonstrates the seriousness of CRG's commitment to a collaborative and constructive process that respects the developer's objectives while integrating community comments and concerns into the design process.

CRG recognizes that significant traffic issues remain to be resolved before any plans can be finalized and approved. To that end, a regional traffic engineering firm also engaged by CRG, Orth Rogers Associates, is evaluating traffic impact studies as filed by Stoltz, and will be working

with DelDOT to generate a traffic impact model for the region affected by the Stoltz plans for Barley Mill Plaza, Greenville Center, 20 Montchanin Road and the Shops at Brandywine Valley. Highway constraints are but one of the many factors that determine the extent to which a developer may seek development approvals “by right” when a rezoning is not required.

As traffic impacts cannot accurately be projected without viable plans as a starting point, CRG has worked diligently to make certain that the new concept plans will address community concerns, be consistent with community character, and, at the same time, be timely, viable and beneficial for the developer. The Torti Gallas concept plan for Barley Mill Plaza would actually provide more than the 1.5 million square feet that Stoltz had indicated it would show in its revised filing. In addition, the Torti Gallas concept plan for Greenville Center could help Stoltz save on construction costs.

CRG looks forward to lively and constructive community discussion at the upcoming public meeting, and to working cooperatively with Stoltz, elected officials, and the Land Use Department towards revised plans for Barley Mill Plaza and Greenville Center that are good for the developer, for area residents and for the community as a whole.

About Citizens for Responsible Growth in New Castle County Inc.

Citizens for Responsible Growth in New Castle County Inc. has been established to preserve the integrity of communities and roads in northern New Castle County in the face of extensive development plans for the area. The mission of the organization is to advocate for responsible and sustainable growth that strikes the appropriate balance between economic development and the preservation of both the unique scenic character of the Brandywine Valley and natural and historic resources surrounding our communities. The organization is made up of concerned citizens, as well as alliance partners – entities that also serve these communities, such as Kennett Pike Association, Delaware Greenways, Council of Civic Organizations of Brandywine Hundred, Civic League for New Castle County, Hagley Foundation, Greater Hockessin Area Development Association, and others. For more information, visit www.crginnewcastlecounty.com

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