

# THE KENNETT PIKE ASSOCIATION

# Newsletter



## SPRING 2016

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### Heritage Preservation is an Important Economic Development Strategy



The Brandywine Valley north of Wilmington is a culturally and historically important area. More than a million tourists each year visit to see such sights as Winterthur, the Brandywine Valley National Scenic Byway, Hagley Museum, the Delaware Museum of Natural History, Longwood Gardens, Nemours, Mt. Cuba Center, Ashland Nature Center, Brandywine Battlefield Park, the First State National Monument, the Brandywine River Museum, and many other sites. Visitors to these sites are what are known as "heritage visitors" and studies have shown that such visitors stay longer, visit twice as many places, and spend 2 ½ times more than other visitors.

A recent study of Biltmore, the 8,000 acre grand estate home of George Vanderbilt in Ashville, NC, found that the impact on the local economy was significant --- 760 employees, \$215 million to the local economy, \$5 million in taxes. But the most impressive number? For every \$1 a visitor spent at Biltmore, \$12 was spent elsewhere --- hotels, restaurants, gas stations, shops, etc.

Tourism is the 3<sup>rd</sup> largest private employer in Delaware with more than 40,000 people employed. We have more than 3 million visitors a year, and the industry generates \$470 million in tax revenue to state and local governments. The total value of tourism in Delaware is some \$2 billion. Without tourism, each Delaware household would have to pay an additional \$1,360 in taxes each year.

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This growing industry in our state is economically important and must be fostered and nurtured. The private sector must play their part in this endeavor by supporting the cultural institutions and the heritage of the tourist attractions. Delaware is fortunate to have significant private support to preserve, protect and beautify the cultural and historic sites and to support the programs of the various institutions. However, when supportive companies downsize or leave our state it becomes much more difficult to sustain the level of support necessary. Another important stakeholder in this arena is state and local governments. They must invest in this economic engine and preserve and protect the intrinsic qualities of the sites that will attract even more visitors to our state and county.

The Delaware Department of Transportation (DelDOT) is an important player in fostering and nurturing the tourism industry in Delaware. At the local level, they have been an important partner, for example, in working with the Community, the Kennett Pike Association and KPA sponsors in beautifying the medians in Greenville. This has been a long-standing and successful partnership where DelDOT grants the KPA the right to plant and maintain landscapes on public rights-of-way. In other initiatives and ways, however, the Community is at odds with DelDOT on matters affecting the heritage sites, districts and viewsheds.

When tourism is identified as part of an overall development strategy, the identification, protection and enhancement of historic resources is vital for any sustainable effort. Historic preservation is an economic growth and development tool creating jobs, increasing tax bases and property values, and improving the quality of life and the living environment. A foolish state or county will make a choice between heritage preservation and economic development. A wise state or county will effectively utilize its historic environment to meet the economic, social and cultural needs of its citizens far into the future. The Harvard economist John Kenneth Galbraith wrote, "The preservation movement has one great curiosity. There is never retrospective controversy or regret. Preservationists are the only people in the world who are invariably confirmed in their wisdom after the fact." The wisdom of integrating cultural heritage into sustainable development will also be confirmed after the fact.

**MARK YOUR CALENDAR:** KPA Annual Meeting Monday October 3, 2016 at Hagley Soda House 5:00pm

**THANK YOU TO OUR MEDIAN SPONSORS:**

<b>Brantwyn Holdings</b>	<b>Brandywine Fine Properties, Sotheby's</b>
<b>Dewson Construction</b>	<b>Dr. William Keller</b>
<b>Janney Montgomery Scott</b>	<b>Deweese Investment Consulting (Wells Fargo)</b>
<b>WSFS</b>	<b>Weymouth, Swayze and Corroon Insurance</b>
<b>Bouchaine Vineyards</b>	<b>M&amp;T Bank Wilmington Trust</b>
<b>Setting Properties</b>	

## Sidewalks or Pathways on the National Scenic Byway?



The Delaware Department of Transportation adopted a Complete Streets policy some time ago which requires sidewalks to be constructed along roadways in suburban areas and in areas that are suburbanizing. All non-limited access roadways must safely serve vehicles, bicycles and pedestrians. Outside the City of Wilmington, the policy requires the installation of sidewalks along the Kennett Pike from the Wilmington City line to Winterthur and the Country House in Greenville, and through the village of Centreville. On Route 100, sidewalks are required from Route 141 to the village of Montchanin.

This policy is somewhat in conflict with the Brandywine Valley National Scenic Byway Corridor Management Plan which describes the Kennett Pike north of Stonegates as rural and characterized by wide shoulders and no sidewalks. Sidewalks north of Kirk / Campbell Road would be inconsistent with the natural open-space corridors with vista views.

A development on the property just north of Stonegates known as Stone Brook proposes to preserve the existing home and add 6 new cottage-style homes. The developer has worked with the community and KPA to retain the mature landscaping along Kennett Pike to screen the development from view. The state and county have asked for sidewalks to be constructed along the length of the development on the Kennett Pike. It would not connect at either end to any existing sidewalks and constructing a sidewalk where today there is a depressed drainage area would require significant regrading and the removal of mature vegetation. A sidewalk would undermine the established character of that part of the National Scenic Byway.

With the support of the community, the developer has applied for a waiver for this “sidewalk to nowhere” and is awaiting a response from DeIDOT. As a seven lot residential community, Stone Brook will not be an obvious destination for pedestrian travel. As an alternative, the developer has proposed to provide a path from the Kennett Pike into the seven lot community where any pedestrians can traverse the distance along the Kennett Pike within the development.

DeIDOT has suggested that they would be more amenable to sidewalk waivers if New Castle County would relax its requirements and standards for the areas in question. A proposal is being developed by the Brandywine Valley National Scenic Byway Partnership, with input by KPA, to consider asphalt and other

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context sensitive pathways north of Kirk / Campbell Roads. Such pathways would be no more than 5-feet wide, meander and undulate with the natural topography of the land. Ideally they would be located beyond the right of way, on private property and away from traffic. They would be landscaped and would respect and preserve the mature vegetation already in place. New Castle County Land Use Department has said they are willing to accept such a proposal and Councilman Bob Weiner supports and would sponsor it.

### Country House in Greenville to Expand

The Country House in Greenville on the Kennett Pike has been operated as a retirement community since the 1960's when Peninsula United Methodist Homes (PUMH) started it to provide residences for teachers' and ministers' families. It was known then as Methodist Country House. In 2008 it was purchased by ACTS Retirement Communities, Inc., the largest non-profit owner/operator of Continuing Care Retirement Community facilities in the United States. It is today known simply as The Country House.

The facility has grown and expanded many times over the years to accommodate the growing demand for additional, larger and more diverse units and enhanced amenities. The Country House Parcel and adjacent Charis Parcel together comprise almost 60 acres of land acquired over many years in multiple stages. If you include the vacant Fox Mountain Parcel to the north, the total is almost 80 acres.

On the Country House Parcel ACTS is proposing to expand their facilities with the addition of 55 new independent living apartments and 18,000 square feet of amenities. In addition, they are proposing to build 20 duplex cottages in 10 buildings on the Charis Parcel. The amenities include a swimming pool, fitness room, all-purpose room and a bistro eating venue. Parking will be added below grade in the apartment building.

The additions to the Country House building will be to the front of the existing building, similar in architecture to the existing building, and will be set back from the Kennett Pike some 1,000 feet. The new cottages on the Charis Parcel will be set back some 500 feet, clustered, and surrounded by substantial open space. ACTS has worked cooperatively with The Kennett Pike Association and the community to protect and preserve viewsheds and open space.



### Crooked Billet in Greenville to be Developed

The historic Crooked Billet property in the heart of Greenville --- the entrance is just north of Pelleport / Christiana Care on Kennett Pike --- is proposed for development.

The 28-acre property was deeded by William Penn to Adam Stedham who built a small stone home there in 1684. Adam's son William expanded the home in 1702 to become a tavern and inn that he called "Crooked Billet." A billet, or bent stick, was often hung over the doorways of taverns to let travelers, often unable to read, know that ale, food and lodging were available. General Washington visited Crooked Billet on September 9, 1777 a few days before meeting the British in the Battle of the Brandywine on September 11, 1777. Crooked Billet operated as an inn until 1811 when it became a farm and passed to the du Pont family in 1864 where it has remained since.

Tim Dewson proposes to build 22 homes designed by Bernardon in a 55+ community. 14 acres will be preserved as open space, and the estate home will be preserved and sold. The 55+ community homes will be 1 ½ story carriage houses of some 2700-3100 square feet. In addition, 7 new homes will be built along Kent Road joining the Westover Hills C neighborhood. Tim Dewson has worked cooperatively with the Westover Hills C neighborhood association to address their concerns and is working with the Kennett Pike Association to address broad community concerns which are primarily at the entrance on Kennett Pike.



**Crooked Billet House on Brindley Farm**



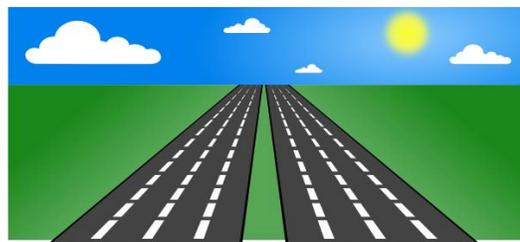
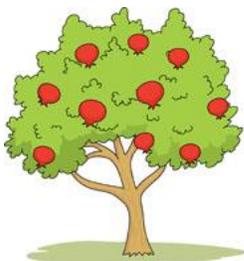
**Rendition of New Crooked Billet Community**

**“Those who contemplate the beauty of the earth find reserves of strength that will endure as long as life lasts. There is something infinitely healing in the repeated refrains of nature — the assurance that dawn comes after night, and spring after winter.”**

**—Rachel Carson, *Silent Spring***

### Quick Updates

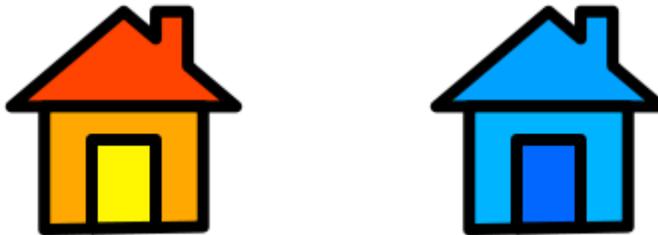
- **New Castle County, DelDOT and Wilmapco are studying the future of the Rt. 141 corridor from Kirkwood Highway to Concord Pike. They want to develop a strategy to guide decisions on land use and transportation policy for the next 20 years. Community groups have concerns about protecting the unique character of the area which today is mainly residential and institutional, and about the conversion of the corridor to retail and services with mixed use developments. The final public input meeting was held on May 25 at A I duPont High School.**
- **New gas and water lines were installed for DuPont under the island interchange on the east side of Kennett Pike at Route 141 running all the way down along Rt. 141 to the Experimental Station. The project was managed by Delmarva and the work is now finished. However, the island which is landscaped and maintained by KPA was not at first restored to its original condition. Delmarva has now agreed to restore the landscaping.**
- **Delaware Home Builders is proposing to build 4 homes on the 5.5 acre property just south of the AI duPont Middle School known as the Marra project. They are proposing a 125-foot scenic corridor buffer and the actual homes will be even further back from the Kennett Pike. A Board of Adjustment hearing is scheduled for June 9.**
- **The shrubs and trees along the down-ramp from the Kennett Pike south onto Route 141 were in need of trimming for safety reasons. A mix-up in DelDOT communications resulted in most of the shrubs, and some trees being completely removed from the Kennett Pike almost as far down Rte. 141 to the railroad bridge. Fortunately, the error was caught before more vegetation was removed and DelDOT plans to restore the plantings.**



**Wagoner’s Row Development to Proceed**

A proposal by former Phillies owner Ruly Carpenter to develop the property on the southeast corner of Buck Road and Montchanin Road in Greenville will now proceed. 12 acres of the 20 acre property have been rezoned to allow the construction of a cluster of 12 cape-style homes for people over 55. It is expected that the homes of ca. 3000 square feet will sell for about \$1 million. A legal challenge brought by a neighbor has failed.

The 20 acre property is owned by the Mary Kaye Carpenter Trust. Mrs. Carpenter passed away in 2012 and her home and 8 acres will be preserved. Ruly Carpenter and his team worked cooperatively with the community to address some of its concerns and agreed to a series of Restrictions including a conservation easement to preserve the present landscaping, height restrictions on the buildings, and a setback of 125 feet from the Route 100 right-of-way. The restrictions will be enforced by the neighboring Centennial Homeowners Association and by the Kennett Pike Association.



For 57 years the Kennett Pike Association has been working for the community to preserve, protect and beautify the Kennett Pike and Route 100 corridors ---- Delaware’s only National Scenic Byway. We are able to carry on our work thanks to the generosity of our many members who live, work and visit here. We are proud to have as members some 250 families, 35 small businesses and neighborhood associations, 10 corporate sponsors, and 11 median sponsors --- without their support we could not do our work. Thank you on behalf of the community for making our area a better and more beautiful place in which to live and work. A special “Thank You” also to our volunteer Board of Directors who work hard to pull it all together:

Glenn Barnhill, Jr.

Deborah Barnhill Diver

Nancy Martz

Richard Beck

Mark Fortunato

Bill Rowe

Joe Carbonell

Patty Hobbs

Tom Scott

Jay Chandler

Ellie Maroney

John Danzeisen, President

**KPA MEMBERSHIP AND SUPPORT**

The KPA has been protecting and beautifying the Kennett Pike and Route 100 corridors for more than 55 years. We are blessed to have an all-volunteer leadership team, but the plantings, landscaping and maintenance cost a lot of money each year. We could not do our work without our family members, our median sponsors, and our company and neighborhood association supporters. On behalf of the entire community, "THANK YOU" for making our surroundings more beautiful!

Please support the KPA in its work, and become a member, with a tax deductible payment

Name .....

Street .....

City and State ..... Zip Code .....

Amount Enclosed .... \$60 Family .... \$150 Company, Civic or Neighborhood Association

Send To: The Kennett Pike Association P. O. Box 3592 Greenville, DE 19807

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P. O. Box 3592  
Greenville, DE 19807