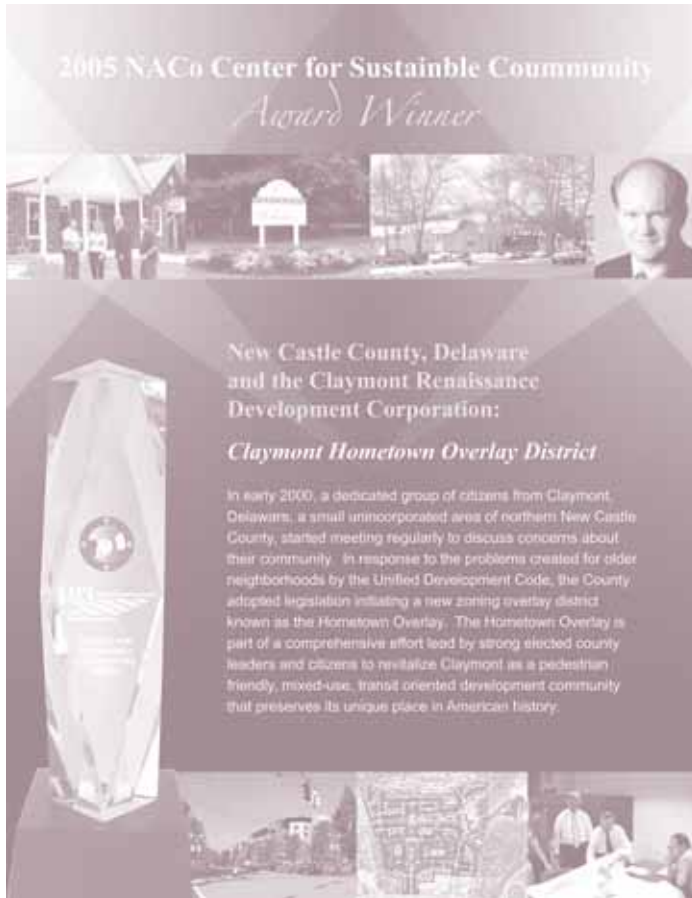


# CLAYMONT Renaissance News

Volume 1 Issue 2 August 2006

THE NEWSLETTER OF THE CLAYMONT BUSINESS OWNERS ASSOCIATION



*Pictured here:  
Poster of New Castle  
County and Claymont's  
Sustainable Community  
Award that was on  
display at the  
Washington, D.C.  
ceremony*

## Claymont Honored Community and New Castle County receive national award

New Castle County, Delaware was recently announced as one of 10 winners nationwide for the 2005-2006 Center for Sustainable Communities Award given by The National Association of Counties (NACO). The announcement was made during the organization's recent Legislative Conference held in Washington, D.C.

The 10 communities honored were chosen by an expert panel of public and private sector leaders through a two-stage judging process. Honorees will receive their awards during the 2005-2006 Sustainable Communities Awards Presentation Ceremony and Reception recently

at the Hyatt Regency Washington on Capitol Hill. The event is part of National County Government Week. In addition, the Center announced three Outstanding Practice recipients, each receiving a \$5,000 award, and one Platinum Innovation community recipient who received a \$10,000 award in recognition of their accomplishments in sustainable community development.

"I commend everyone involved in developing this outstanding community partnership," said NACO President Bill Hansell. "It is our hope that

Continued on page 3

## CitiSteel to Sell Part of Property

CitiSteel USA, a manufacturer of carbon plate steel in Claymont, announced that it will be putting on the market 3 land parcels totaling 172 acres. The steel mill, built in 1916, currently comprises 413 acres. According to CitiSteel, "We identified for potential sale certain portions of tax parcels of land not necessary for the ongoing continued successful production of steel at its Claymont, Delaware operation."

The largest of the parcels is a 144 acre site along the Delaware River waterfront which could be developed into a mixed-use complex with residences, retail outlets and other commercial establishments, and offices, according to Claymont Renaissance Development Corporation President Brett Saddler. "CitiSteel marketing these areas for redevelopment, especially the riverfront will open up many possibilities for our community." said Saddler.

CLAYMONT BUSINESS



OWNERS ASSOCIATION

## REDEVELOPMENT

# New Claymont Fire Company Station Unveiled

At a recent Claymont Design Review Advisory Committee (DRAC) meeting, plans were shown for the new home of the Claymont Fire Company (CFC). The current fire house was dedicated in 1955, and was constructed by members of the company with the help of community volunteers. The new \$3.9 million dollar facility will have the latest in fire station technology. The station will house eight apparatus bays compared to the current five and will increase the equipment storage capacity. In addition, a second floor community room will be available to civic and service organizations.

“The feedback we (CFC) received from the DRAC members and citizens attending the meeting was overwhelmingly



positive” said Tom DiCristofaro, president of the Claymont Fire Company. “Our building has served the community well for over fifty years, but with the anticipated new residents and business coming to Claymont we need to meet the challenge.”

Demolition is to take place this Autumn, with a completion date of Spring 2008. “My hat is off to the members of the Claymont Fire Company who have worked hard to get the financing for this new Firehouse. It will be one of the show-pieces of Claymont’s Renaissance” said Councilman John Cartier (D)Brandywine – East.

# Brookview Demolition Slated for this Autumn

New Castle County Council has approved a rezoning and development agreement for the Brookview Townhomes complex. The yet to be named “traditional neighborhood design” community, will feature approximately 1080 units in the \$350K - \$450K price range, with 120 units designated as “workforce housing” with a base price of \$165K.

Demolition of the current structures is planned for late this Fall according to Bob Ruggio, Senior Vice President of The Commonwealth Group, co-developer of the project. The first phase of the project should be completed end of year 2007. “We expect it will be a four to five year building process until the final units are on the market” says Ruggio.



The first new buildings planned are to be on Philadelphia Pike and the new Manor Avenue that will extend across the Pike into the new community.

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Continued from page 1

this national award will spotlight your community's great achievement and inspire others across the country to explore similar strategies to develop vibrant sustainable communities." New Castle County, Delaware and the Claymont Renaissance Development Corp. were recognized for their Claymont Hometown Overlay District initiative. In early 2000, a dedicated group of citizens from Claymont, a small unincorporated area of northern New Castle County, started meeting regularly to discuss their concerns about their community. This active group, which came to be known as the Claymont Renaissance, represented the Claymont Community Coalition, Historical Society, and Business Owners Association. As part of its community planning efforts and in response to the problems created for older neighborhoods by the UDC, the county adopted legislation initiating a new zoning overlay district, to be known as the Hometown Overlay.

"We are extremely proud of the hard work that earned New Castle County this honor," says CRDC and Claymont Business Owners Association President Brett Saddler. "These awards recognize the most effective and innovative county-led partnerships with private sector, faith-based or community groups in developing economically prosperous, environmentally safe, and socially equitable communities."

"Our selection as a Sustainable Community Award winner is a tribute to our county leaders, partners, and community," said Councilman Robert Weiner, a sponsor of the Claymont Hometown Overlay ordinance. "As chair of NACO's Sustainability Leadership Team and as the councilman who spearheaded the Claymont Renaissance six years ago, I am particularly pleased that my own county embodies the pillars of sustainable communities — economic enhancement, environmental stewardship and social well being."



*The CRDC receives check and trophy at a press event at the CRDC offices in the Community Center. (Pictured from left to right are CRDC President Brett Saddler, Councilman John Cartier, Martin Harris from NACO, Councilman Bob Weiner, Council President Paul Clark and County Executive Chris Coons.)*

## Service Organizations

# Claymont Lions Club Humanitarian Award

The Claymont Lions Club recently announced that Mr. Brett Saddler has been named the recipient of the 2006 Claymont Lions Humanitarian Award. Presented annually, the award recognizes individuals who live, are employed by, or perform volunteer service in northern New Castle County and have distinguished themselves through unusual service in either work-related or volunteer activity. In addition, the Lions Club will contribute \$1,000 in his name to eye research at the Wilmer Eye Institute of the Johns Hopkins Medical Institution in Baltimore, Maryland.

Recognized by the Lions Club for his untiring efforts in the revitalization of Claymont, Saddler has volunteered thousands of hours working to strengthen the community and enhance the quality of life for current and future residents. A north Wilmington native, Saddler is President of the Claymont Renaissance Development Corporation (CRDC). "The mission of the CRDC is to develop and implement strategies that will increase the economic vitality of the Claymont community, enhance Claymont's reputation as an attractive and desirable place to live, work, shop, and play, building upon Claymont's unique history, location, transportation infrastructure and community character," explains Saddler. In addition, Saddler is the President of the Claymont Business Owners Association. A business owner himself, he and partner Rick Phillips own and operate Phillips Saddler Creative, a graphic design and marketing firm founded in 1997.

Saddler is also a member of the Claymont Design Review Advisory Committee and the New Castle County Comprehensive Plan Committee, responsible for determining the future of land use and development in the county. And, most recently, Saddler was named by the Delaware Economic Development Office to the State Comprehensive Economic Development Strategy Committee. Committees representing each of the three counties provide input and ideas in formulating a statewide economic development plan.

As the 2006 recipient of the Claymont Lions Club Humanitarian Award, Saddler joins a long list of civic-minded citizens whose goal is to improve northern New Castle County. Former recipients include: 2005, Edward Capodano and John Luckanish; 2004, George and Nora Losse; 2003, Pfc. Sean O'Leary; 2002, Betty and Donald Wagner; 2001, Betty McMullen; 2000, Ray Hester; 1999, Karen Hurst and Richard Imburgia; 1998, Cpl. David Wishowsky; 1997, Cpl. Keith Janowski; and 1996, Virginia MacDonald.

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- Approximately 600 tons per year of used automotive oil filters are recycled, representing the entire DSWA collection of filters throughout Delaware.
- By recycling scrap instead of producing steel from iron ore, we use approximately 1/3 less energy per ton of steel produced.

*The Claymont site has been actively  
used for steelmaking since 1918.*

**CitiSteel**

## REMEMBERING OUR PAST

### The Fate of the Little Stone Schoolhouse

by Riva F. Brown

*(a fictional account based on the facts of the 1905 expansion of the Naaman's Creek School, now known as the Claymont Stone School)*

"I wonder what they will decide?" thought Mary. "Father has been gone a long time."

It was the spring of 1905; the School Board was holding a meeting to discuss the fate of the Naaman's Creek School in District #1.

"Why is it taking so long, mother?"

"Some people say we need a new schoolhouse, because Claymont is growing."

Mary sat at the kitchen table watching her mother work.

"Why is Claymont growing?" Mary asked.

"We have new industries here. As you know, we moved here because your father found work here. More companies are coming, the workers will bring their children and those children will need to go to school."

"Oh", replied Mary, "that means I'll have new friends. But why can't they go to the Little Stone Schoolhouse with me?"

"The School Board thinks that there will be too many children. The Little Stone School will be too small."

"I like my school. I don't want them to knock it down." Mary looked as if she would cry.

At the School Board meeting, a debate was underway. Mary's father was in attendance. Should they demolish the Little Stone School and build a larger, more modern school or perhaps they should leave the little schoolhouse alone. People argued these points. Many felt that the school should be left as it is. It was a historical building with ties to the American Revolution. It stood unchanged since the time it was built on the land donated by John Dickinson.

Others felt that a new school was needed- out with the old and in with the new. Still others sought a compromise: keep the existing building and add a second room.

After much discussion, a vote was taken.

Mary eagerly awaited her father's return. She was worried, "Could she still go to the Little Stone School?" Mary's father finally arrived.

"Well", asked Mary's mother, wiping her hands on a dish towel. Mary waited for his answer; she knew her father couldn't be rushed.

"Well", replied Mary's father, a smile slowly crossing his face, "There were those who wanted a brand new schoolhouse and there were those who did not want the walls to be disturbed, but they reached a compromise. The Little Stone School will stay, but like our neighborhood, it will grow."

"Hooray!" cheered Mary, "I will still go to the school that I love and I will make more friends."

In 1905, the Little Stone Schoolhouse became a two room schoolhouse. The little Stone Schoolhouse became known as the Old Stone School. It continued to serve the neighborhood of Claymont as a school until the 1924-25 school year when the Green Street School was built. From 1928 until 1988, the Stone School served the community as a library.

The Claymont Stone School now serves the community as a museum and heritage center. The Stone School has a full service kitchen and is available to rent for meetings and events. The Stone School has educational programs for children in grades 1-5 and a summer camp for children entering 2nd through 7th grades. For more information, call Riva Brown at 791-0247 or visit our website at [www.thestoneschool.org](http://www.thestoneschool.org)

## Revolutionary Weekend

225th Anniversary of the Yorktown Campaign



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**Bob Weiner**  
New Castle County  
Councilman

The partnership that New Castle County has with the redevelopers of the soon-to-be-razed Brookview Townhomes bodes well for future housing throughout Delaware.

County Council authorized a rezoning of the deteriorating Claymont property that legally binds developers to include "work force housing" into their plans. At the Brookview site, this means that some of the new homes will come with a mortgage cap and sell for a maximum of \$165,000, within a new village of shops, restaurants, schools, apartments and homes expected to sell up to \$450,000.

This is called "inclusionary housing" -- government assistance so that different social and economic classes live together while the developer profits. Hundreds of other communities also are staking their futures on establishing a new norm for affordable housing.

But the people being forced out of the deteriorating complex are vastly different in terms of income. Some pay as little as \$495 a month, making them ineligible for inclusion without enormous economic support that governments and society at large are no longer willing to offer.

Their prospects for affordable housing remain bleak.

Still, County Executive Chris Coons has championed a potential turning point in housing for the state. That is good, but it doesn't



demean that achievement to say Delaware still has a larger problem to conquer, that of incorporating those on the lowest rung of the economic ladder into such living arrangements. Until then, we commend the county for joining an innovative housing movement — not at taxpayers' cost, yet very likely to their social and public benefit.

**John J. Cartier**  
New Castle County Councilman

*Congratulations...*



**on the U. S. National Association of Counties Sustainable Communities Award!**

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## *In Memoriam*

**Frank Kolling**

1954 - 2006

Founding member and Vice President of the Claymont Community Coalition

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## Calendar

### August 17

**Claymont Design Review Advisory Committee and  
Claymont Renaissance Update Meeting**

5:00 p.m. - 7:00 p.m.

This monthly meeting is held every third Thursday of the month in the Ballroom on the third floor of the Claymont Community Center.

### August 17

**Claymont Community Coalition Meeting**

7:30 p.m. - 9:00 p.m.

This monthly meeting is held every third Thursday of the month in the Senior Center on the first floor of the Claymont Community Center.

### September 2

**99th Annual Arden Fair**

10:00 a.m. - 6:00 p.m.

Join our Arden friends in the area surrounding the Guild Hall for music, food and crafts. Rain date is Sept 3rd.

### September 21

**Claymont Design Review Advisory Committee and  
Claymont Renaissance Update Meeting**

5:00 p.m. - 7:00 p.m.

This monthly meeting is held every third Thursday of the month in the Ballroom on the third floor of the Claymont Community Center.

### September 21

**Claymont Community Coalition Meeting**

7:30 p.m. - 9:00 p.m.

This monthly meeting is held every third Thursday of the month in the senior center on the first floor of the Claymont Community Center.

### September 28

**Robinson House Historic Marker Dedication**

4:00 p.m. - 5:00 p.m.

Hosted by the Naamans Heritage Association and the Claymont Historical Society.

### September 28 - October 01

**Revolutionary Weekend**

This series of events celebrate the 225th anniversary of the Washington - Rochambeau march through northern Delaware enroute to the battle of Yorktown. For more information, contact: [delrev225th@aol.com](mailto:delrev225th@aol.com)



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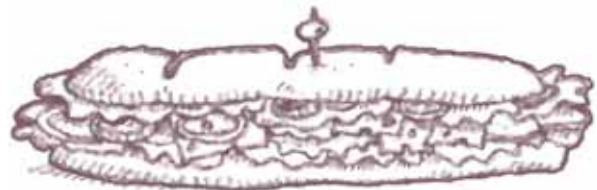
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# New Castle County Code

## *Neighborhood Yard Standards 10-Point Checklist*

Help the Claymont community by checking to see if you are in violation of the law.

1. Overgrown grass - grass and weeds are to be maintained at a height of 8 inches or less.
2. No Recreational vehicles, boat/trailers and off-road vehicles parked on the grass.
3. Inoperative/junked and/or unregistered vehicle stored outside.
4. Junk, debris, tree branches and other items stored on the exterior of residential properties.
5. Trash and garbage awaiting pick up must be stored in containers with lids at all times.
6. Property maintenance violations. Includes a variety of items in disrepair (for example, doors, windows, roofing.)
7. Dog/animal feces not picked up daily
8. Bulk items (stoves, refrigerators, TV's, furniture, tires, etc.) stored outside are considered debris and prohibited.
9. Vehicles parked on the lawn. All vehicles are to be parked on a hardened surface.
10. Bushes, hedges, fences, or tree limbs obstructing the visual clear zone.

If you find any violations, please take action to make corrections as quickly as possible. If you have a problem property in your neighborhood, please call New Castle County Code Enforcement at 302.395.5555. All problem property complaints are kept anonymous.

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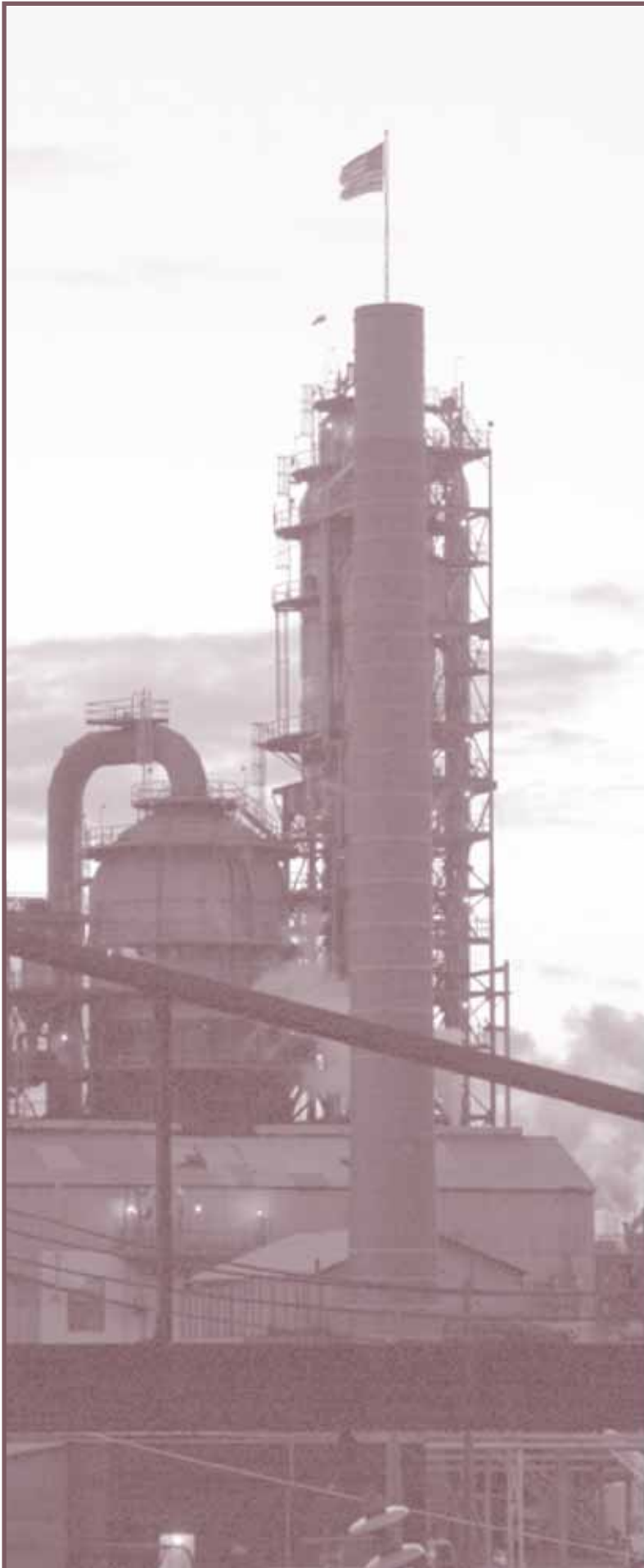
**B**est wishes to the Claymont Renaissance

As your State Senator, I've had the humbling privilege to represent you in the Delaware State General Assembly. I would appreciate your comments and your points of view. As we all know, there are many issues that we face in our neighborhoods, and I want to ensure that no point of concern is left out. This valuable information will allow me to better represent your interests in Dover.



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# CLAYMONT *Renaissance* News

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