ORD 15-048

AN ORDINANCE TO APPROVE THE MAJOR SUBDIVISION PLAN FOR "2510 NORTHEAST BOULEVARD – REACH RIVERSIDE" AND TO AUTHORIZE THE CITY TO ACCEPT THE DEDICATION OF A PORTION OF 2510 NORTHEAST BOULEVARD AS A PUBLIC RIGHT-OF-WAY, OFFICIALLY NAME THE DEDICATED STREET AS EAST TWENTY-SIXTH STREET, AND ADD IT TO THE OFFICIAL CITY MAP

#0282

Sponsor:

Council Member Oliver

WHEREAS, the City of Wilmington is authorized to establish and revise plans of streets and alleys by the provisions of Sections 1-101, 2-306, and 5-400 of the City Charter, such actions to be done in accordance with applicable provisions of State law and Section 42-11 of the City Code; and

WHEREAS, REACH Riverside Development Corporation (the "Applicant") is the owner of 2510 Northeast Boulevard (being Tax Parcel No. 26-030.30-006) (the "Property"), a 0.951-acre parcel that it purchased to control and improve a gateway into the Imani Village residential community (the "Imani Village"); and

WHEREAS, the Applicant, through its agent Vandemark & Lynch, Inc., has requested for the City to approve and adopt a major subdivision plan for "2510 Northeast Boulevard - REACH Riverside" (the "Plan"), which is attached hereto and incorporated herein as Exhibit "A", that (i) subdivides one 0.062-acre parcel that measures 179.71 feet long by 15 feet wide (the "Street Bed") from the Property for the purpose of dedicating the Street Bed to the City; and

WHEREAS, the Applicant, through its agent Vandemark & Lynch, Inc., has also requested for the City to (i) accept the dedication of the Street Bed as a public right-of-way, and combine the Street Bed with the existing 50-foot-wide right-of-way of the 1200 block of East Twenty-Sixth Street to create a 65-foot-wide boulevard with sidewalks, (ii) officially name the Street Bed "East Twenty-Sixth Street", and (iii) add the Street Bed to the Official City Map, as depicted on Exhibits "A" and "B", which are attached hereto and incorporated herein; and

WHEREAS, there are no findings to suggest that the acceptance of the dedication of the Street Bed will be detrimental to the surrounding properties, the public, or public safety; and

WHEREAS, the Department of Land Use and Planning has no objections to the approval of the Plan and the acceptance of the dedication of the Street Bed and finds that the new, wider street segment will improve traffic circulation; and

WHEREAS, the Department of Public Works has no objections to the approval of the Plan and the acceptance of the dedication of the Street Bed; and

WHEREAS, the Department of Public Works - Transportation Division has no objections to the approval of the Plan and supports the acceptance of the dedication of the Street Bed with the understanding that (i) the Street Bed is to be dedicated for public use and must be constructed in accordance with all current City standards, (ii) construction plans must provide typical cross sections of the proposed roadways, including all signage and striping within the roadways of Phases I through V of the Imani Village, (iii) any and all sidewalks and ADA curb ramps must be installed and constructed in accordance with the current ADA requirements, and (iv) the Applicant should provide details for the proposed street lighting that is anticipated within the Riverside Phase III project and it should indicate whether the street lighting is to be dedicated to the City or privately owned; and

WHEREAS, the City Fire Marshal's Office has no objections to the approval of the Plan and the acceptance of the dedication of the Street Bed; and

WHEREAS, the Plan, including the acceptance of the dedication of the Street Bed as a public right-of-way to be named "East Twenty-Sixth Street", is consistent with the Citywide comprehensive plan entitled "Wilmington 2028: A Comprehensive Plan for Our City and Communities"; and

WHEREAS, pursuant to Section 2-3(b) of the City Code, the official names of City-owned streets are established via ordinance of City Council officially designating such name, upon recommendation of the City Planning Commission; and

WHEREAS, the Department of Land Use and Planning has reviewed the proposed street name of "East Twenty-Sixth Street" for the Street Bed in accordance with the City Planning Commission's "Guidelines for the Naming and Renaming of Streets" and has found that the proposed name meets such guidelines; and

WHEREAS, the City Planning Commission has adopted Planning Commission Resolution 12-26, which recommends the (i) approval of the Plan, (ii) acceptance of the dedication of the Street Bed as a public right-of-way to be combined with the existing 50-foot-wide right-of-way of the 1200 block of East Twenty-Sixth Street to create a 65-foot-wide boulevard with sidewalks, subject to any requirements and conditions stipulated by the Department of Public Works, (iii) addition of the Street Bed to the Official City Map, and (iv) naming of the Street Bed as "East Twenty-Sixth Street"; and

WHEREAS, City Council deems it necessary and appropriate to approve the (i) Plan, (ii) acceptance of the dedication of the Street Bed as a public right-of-way to be combined with the existing 50-foot-wide right-of-way of the 1200 block of East Twenty-Sixth Street to create a 65-foot-wide boulevard with sidewalks, subject to any requirements and conditions stipulated by the Department of Public Works, (iii) addition of the Street Bed to the Official City Map, and (iv) naming of the Street Bed as "East Twenty-Sixth Street".

NOW, THEREFORE, THE COUNCIL OF THE CITY OF WILMINGTON HEREBY ORDAINS:

SECTION 1. The Plan (being the major subdivision plan for "2510 Northeast Boulevard - REACH Riverside") is hereby approved as depicted on Exhibit "A", which is attached hereto and incorporated herein.

SECTION 2. The acceptance of the dedication of the Street Bed (being the subdivided 0.062-acre parcel of the Property (Tax Parcel No. 26-030.30-006) that measures 179.71 feet long by 15 feet wide) as a public right-of-way to be combined with the existing 50-foot-wide right-of-way of the 1200 block of East Twenty-Sixth Street to create a 65-foot-wide boulevard with sidewalks, subject to any requirements and conditions stipulated by the Department of Public Works, and its addition to the Official City Map, as depicted on Exhibits "A" and "B" that are attached hereto and incorporated herein, is hereby approved.

SECTION 3. The naming of the Street Bed as "East Twenty-Sixth Street", as depicted on Exhibits "A" and "B" that are attached hereto and incorporated herein, is hereby approved.

SECTION 4. All City Departments are hereby authorized to take any and all necessary actions required for the execution and recordation of the Plan, the acceptance of the dedication of the Street Bed as a public right-of-way to be combined with the existing 50-foot-wide right-of-way of the 1200 block of East Twenty-Sixth Street to create a 65-foot-wide boulevard with sidewalks, the Street Bed's addition to the Official City Map, and the naming of the Street Bed as "East Twenty-Sixth Street".

SECTION 5. This Ordinance shall be deemed effective immediately upon its date of passage by City Council and approval by the Mayor.

First Reading.....October 1, 2026
Second Reading..... October 1, 2026
Third Reading.....

Passed by City Council,

_____
President of City Council

ATTEST:_____
City Clerk

Approved as to form this 1st day of October, 2026.

Elizabeth D. Power
Senior Assistant City Solicitor

Approved this ____ day of _____, 2026.

_____
Mayor

SYNOPSIS: This Ordinance approves the "2510 Northeast Boulevard - REACH Riverside" major subdivision plan and authorizes the City to (i) accept the dedication of a 0.062-acre portion of 2510 Northeast Boulevard (being Tax Parcel No. 26-030.30-006) as a public right-of-way to combine with the existing 50-foot-wide right-of-way of the 1200 block of East Twenty-Sixth Street to create a 65-foot-wide right-of-way with sidewalks, (ii) add the dedicated street to the Official City Map, and (iii) officially name the dedicated street "East Twenty-Sixth Street".

FISCAL IMPACT STATEMENT: The Office of Management and Budget (OMB) reviewed this Ordinance and its Exhibits A and B, the City Planning Commission resolution and supporting analysis, responses from the Law, Finance, Public Works, and Real Estate and Housing Departments, and the executed First Amendment to the Brownfields Development Agreement for 2510 Northeast Boulevard. This Ordinance approves the major subdivision plan for 2510 Northeast Boulevard – REACH Riverside and authorizes the City to accept

approximately 0.062 acres of Tax Parcel No. 26-030.30-006 for expansion of the East Twenty-Sixth Street right-of-way from 50 feet to 65 feet.

The City is not expected to incur construction costs because Public Works advised that the related improvements will be made by DelDOT. Public Works also does not anticipate significant additional operating costs; the principal additional responsibilities would be snow removal and possible expansion of street-sweeping routes. The dedication is likewise not expected to result in additional environmental costs to the City. The executed Brownfields amendment specifically addresses the portion being conveyed to the City, states that no additional investigation will be required, and provides the dedicated portion with the protections of the amended Brownfields Development Agreement.

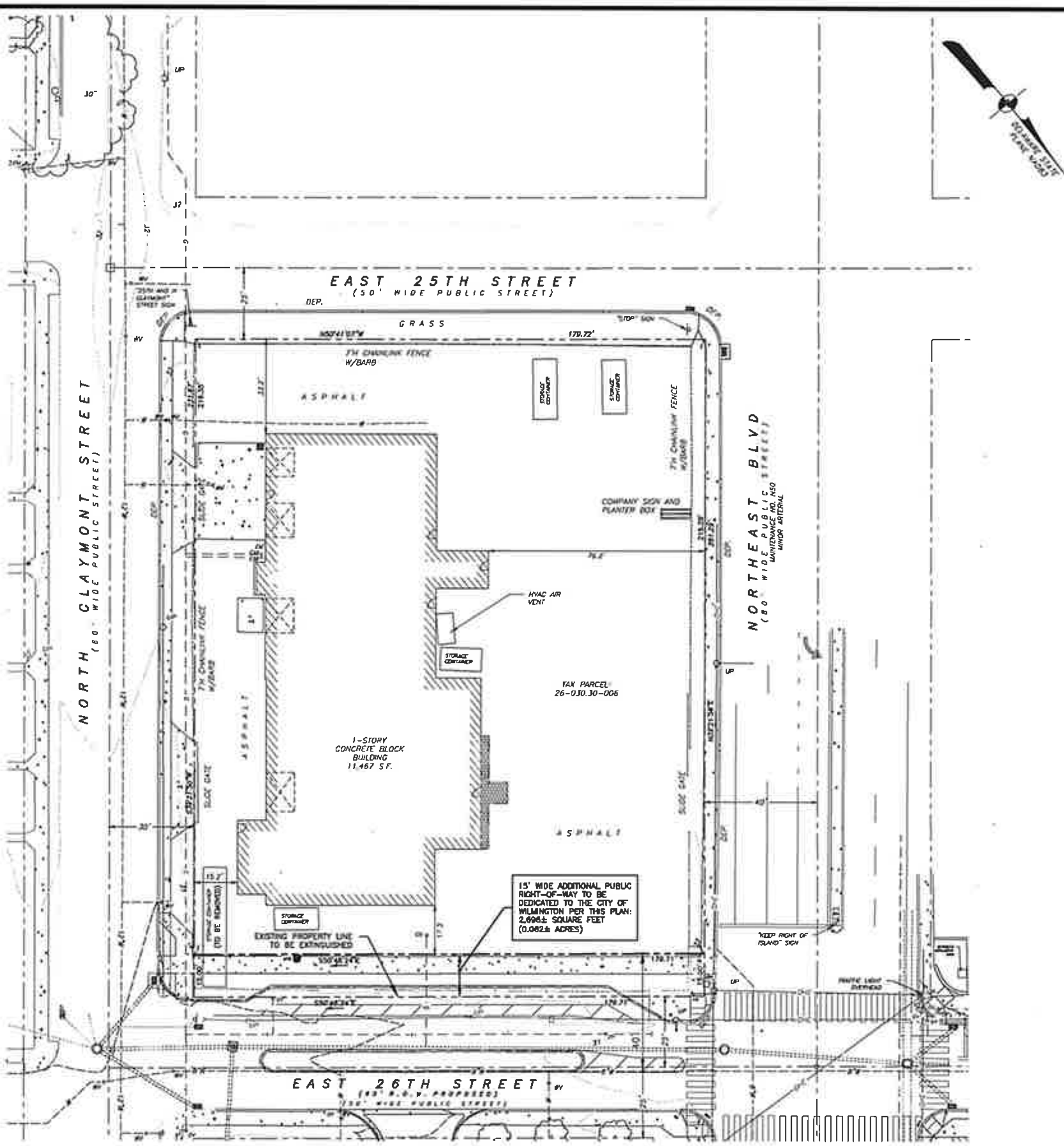
Land Use and Planning confirmed that REACH Riverside will pay the costs of preparing the deed and recording the conveyance with the New Castle County Recorder of Deeds. REACH Riverside has already paid the Major Subdivision fee, including the $1,000 fee associated with dedicating a portion of East Twenty-Sixth Street to the City. Accordingly, the City is not expected to incur deed-preparation or recording costs. Real Estate and Housing previously advised that any incidental City administrative costs associated with the conveyance can be absorbed within its existing General Fund budget without an additional appropriation.

Finance advised that the full 0.951-acre parcel is currently non-exempt and has a 2026 property tax balance of $2,457.50, with no prior taxes due. Because only 0.062 acres would be dedicated to the City, any resulting revenue loss would represent only a portion of that amount and, regardless of the exact figure, would be de minimis. The Department of Real Estate and Housing has also indicated that REACH Riverside is expected to apply for tax-exempt status for the remaining property. If that exemption is approved, any subsequent property-tax revenue loss associated with the remaining parcel would result from the exemption rather than from the dedication itself.

In summary, this Ordinance is expected to have a very limited fiscal impact. REACH Riverside will cover deed-preparation and recording costs and has already paid the Major Subdivision fee, including the $1,000 dedication fee. The only potential revenue impact from the dedication itself is a de minimis reduction in property-tax revenue that cannot presently be quantified. No City construction costs or significant additional operating, maintenance, or environmental costs are anticipated, and any incidental administrative costs can be covered with existing resources.

4932-1929-2373v.1

EXHIBIT A



PLAN VIEW
SCALE 1"=20'

LEGEND:

EXISTING		PROPOSED
	PROPERTY LINE	N/A
N/A	DEDICATED RIGHT-OF-WAY	
	ADJACENT PROPERTY LINE	N/A
	CONCRETE	
	ASPHALT	
	CURB	
	FENCE	N/A
	CATCH BASIN	
	STORM SEWER MANHOLE	N/A
	STORM LINE	N/A
	SANITARY SEWER MANHOLE	N/A
	SANITARY SEWER LINE	N/A
	GAS MAIN	N/A
	WATER MAIN	N/A
	OVERHEAD ELECTRIC	N/A
	MONITOR WELL	N/A
	JUNCTION WELL	
	PEDESTRIAN POLE/BASE	
	PEDESTRIAN PUSHBUTTON	
	PEDESTRIAN SIGNAL HEAD	
	LUMINAIRE	N/A
FH	FIRE HYDRANT	N/A
WV	WATER VALVE	N/A
GV	GAS VALVE	N/A
UP	UTILITY POLE	N/A
SIGN	SIGN	
23	CONTOURS	N/A
	DECIDUOUS TREE, SIZE	N/A

UTILITY NOTE:

EXISTING UTILITIES ARE SHOWN BASED ON OBSERVED FIELD LOCATIONS IN CONJUNCTION WITH PROVIDED MISS UTILITY INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE EACH CONTRACTORS' RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. EACH CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (TELEPHONE 800-282-8555)

THE FOLLOWING UTILITIES ARE IDENTIFIED BY MISS UTILITY (TICKET NO. 231070346) AS HAVING UNDERGROUND FACILITIES IN THE AREA OF THIS PROJECT

DISTRICT	COMPANY NAME	STATUS
DNREC	DE DEPT OF NAT RESOURCES & ENV	*SEE BELOW
DPU104	DELMARVA POWER	AS SHOWN/PLANS PROVIDED
DPUG07	DELMARVA POWER GAS	AS SHOWN/PLANS PROVIDED
VNEWC	VERIZON	CLEAR/NO CONFLICT
WIMO1	CITY OF WILMINGTON	AS SHOWN

MISS UTILITY OF DELMARVA - DELAWARE 1-800-282-8555 CALL BEFORE YOU DIG!

CERTIFICATION OF ACCURACY

I, THOR E. LUNDIN HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, I CERTIFY THAT THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES. THE PROPOSED CONSTRUCTION, AS SHOWN ON THE PLAN COMPLIES WITH ALL APPLICABLE LAWS AND REGULATIONS.

THOR E. LUNDIN
PROFESSIONAL LAND SURVEYOR
DELAWARE LICENSE NO. 10851 ______ DATE

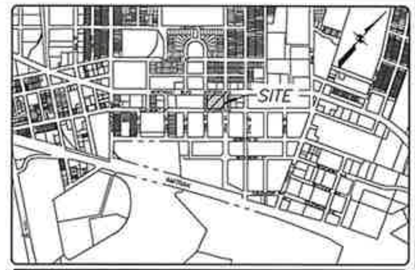
CERTIFICATION OF OWNERSHIP

I, ____________ HEREBY CERTIFY THAT THE REACH RIVERSIDE DEVELOPMENT CORPORATION IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION THEREOF WAS MADE AT ITS DIRECTION, THAT IT ACKNOWLEDGES THE SAME TO BE ITS ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO THE LAW, AND IN ACCORDANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF WILMINGTON

SIGNATURE ______ DATE

APPROVED FOR RECORDATION

DIRECTOR OF DEPARTMENT OF LAND USE AND PLANNING ______ DATE



WILM BLOCK MAPS D-12 — LOCATION PLAN — SCALE: 1" = 800'

GENERAL NOTES:

1. OWNER: REACH RIVERSIDE DEVELOPMENT CORPORATION, 1121 THATCHER STREET, WILMINGTON, DE 19802
2. PROPERTY ADDRESS: 2510 NORTHEAST BOULEVARD, WILMINGTON, DE 19802
3. TAX PARCEL NO.: 26-030.30-006
4. SOURCE OF TITLE: DEED RECORD 20260116-0004451
5. AREAS: EXISTING 0.955± ACS. — PROPOSED: DEDICATED TO PUBLIC USE: 0.062± ACS.; REMAINING PARCEL: 0.893± ACS. — TOTAL 0.955± ACS.
6. MOD. GRID: 114/358
7. ZONING: C-5 HEAVY COMMERCIAL DISTRICT — FRONT SETBACK: 0'; SIDE YARD 0'; REAR YARD 15'; FLOOR AREA RATIO 3.0; TOTAL: 55' (4 STORIES)
8. CITY COUNCIL DISTRICT: 3
9. FIELD SURVEY BY VANDEMARK & LYNCH, INC. LAST UPDATED FEBRUARY 2026
10. HORIZONTAL DATUM: DELAWARE STATE PLANE (NAD 83)
11. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM (NAVD 88)
12. ELEVATIONS FOR THIS SITE WERE ESTABLISHED FROM STATIC G.P.S. OBSERVATIONS, REFERENCED WITH THE ONLINE POSITION USER SERVICE.
13. AS SCALED FROM THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 10003C0069L, WITH AN EFFECTIVE DATE OF JANUARY 22, 2020, THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN.
14. WATER: CITY OF WILMINGTON
15. SEWER: CITY OF WILMINGTON
16. NO WETLANDS ARE LOCATED ON THIS PROPERTY PER STATE OF DELAWARE WETLAND MAPS.

THE PURPOSE OF THIS PLAN IS SUBDIVIDE TAX PARCEL 26-030.30-006 IN ORDER TO DEDICATE 15' OF RIGHT-OF-WAY FOR PUBLIC USE TO BECOME PART OF EAST 26TH STREET.

VANDEMARK & LYNCH, INC.
ENGINEERS - SURVEYORS
4305 MILLER ROAD, WILMINGTON DE 19802 (302) 764-7635 WWW.VLENG.COM

PROJECT NAME: 2510 NORTHEAST BOULEVARD/ REACH RIVERSIDE
CITY OF WILMINGTON

SEAL

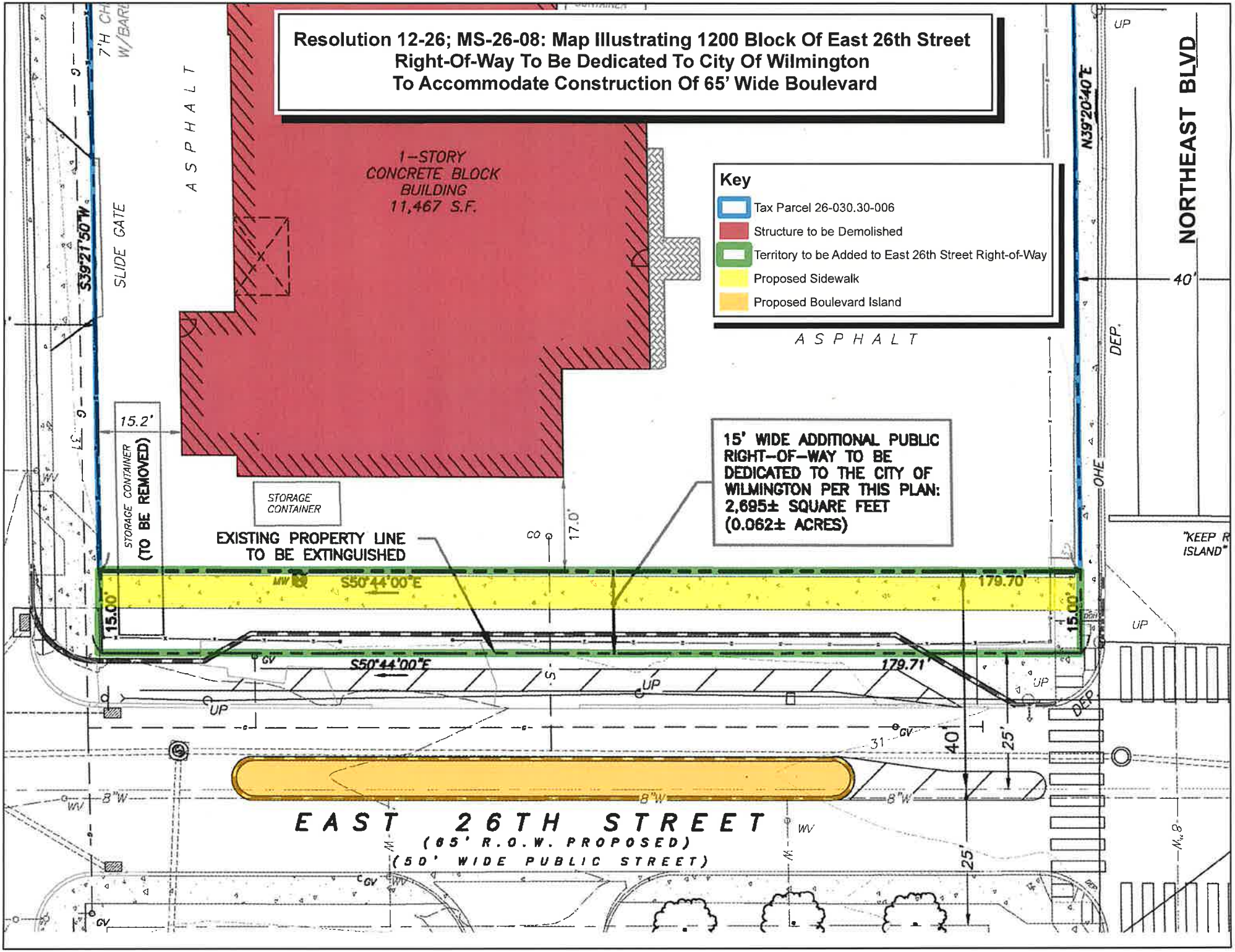
PLAN TYPE: MAJOR SUBDIVISION PLAN
SCALE: 1"=20'
GRAPHIC SCALE (FEET)

REVISIONS

PROJECT NUMBER: 24541.23
SURVEYED BY: JC
DRAWN BY: DJS/KG
PROJECT MANAGER: SHR
MOD. GRID: 114/358
DATE: 4-1-2026
FILE: 24541.23-RECORD-01

DRAWING NUMBER: 1
SHEET SIZE: 24x36
SHEET 1 OF 1 — REV 1

EXHIBIT B


Resolution 12-26; MS-26-08: Map Illustrating 1200 Block Of East 26th Street
Right-Of-Way To Be Dedicated To City Of Wilmington
To Accommodate Construction Of 65' Wide Boulevard
1-STORY
CONCRETE BLOCK
BUILDING
11,467 S.F.
Key
Tax Parcel 26-030.30-006
Structure to be Demolished
Territory to be Added to East 26th Street Right-of-Way
Proposed Sidewalk
Proposed Boulevard Island
ASPHALT
ASPHALT
NORTHEAST BLVD
SLIDE GATE
S39°21'50"W
N39°20'40"E
40'
15.2'
STORAGE CONTAINER
(TO BE REMOVED)
STORAGE
CONTAINER
15' WIDE ADDITIONAL PUBLIC
RIGHT-OF-WAY TO BE
DEDICATED TO THE CITY OF
WILMINGTON PER THIS PLAN:
2,695± SQUARE FEET
(0.062± ACRES)
EXISTING PROPERTY LINE
TO BE EXTINGUISHED
17.0'
S50°44'00"E
179.70'
15.00'
S50°44'00"E
179.71'
15.00'
40'
25'
25'
31'
8"W
8"W
8"W
EAST 26TH STREET
(65' R.O.W. PROPOSED)
(50' WIDE PUBLIC STREET)
"KEEP R
ISLAND"
OHE
DEP.
UP
GV
WV
CO