

**AN ORDINANCE TO APPROVE THE REMOVAL OF MABEL STREET,  
LOCATED BETWEEN VANDEVER AVENUE AND THE NORTHERN  
BOUNDARY OF 86 RACE STREET, FROM THE OFFICIAL CITY MAP**

**#0231**

**Sponsor:**

**Council  
Member  
Oliver**

**WHEREAS**, the City of Wilmington (the “City”) 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 of Delaware (“State”) law and Section 42-11 of the City Code; and

**WHEREAS**, in 1911, the City removed an approximately 200-foot-long by 40-foot-wide portion of Mabel Street (then known as Grubb’s Lane) from the Official City Map, leaving a 0.292-acre portion of Mabel Street intact; and

**WHEREAS**, the Delmarva Power and Light Company (the “Applicant”) has operated the Brandywine electrical substation (the “Substation”) located south of Vandever Avenue between Buena Vista Street and Jessup Street since the 1920s, and the Substation currently serves approximately 9,400 residential and commercial customers; and

**WHEREAS**, the Applicant has requested the removal of Mabel Street (being a 0.292-acre street of varying widths of approximately 20 feet to 40 feet wide by 354.5 feet long) (the “Street Bed”), located between Vandever Avenue and the northern boundary of 86 Race Street (being Tax Parcel No. 26-029.10-185), from the Official City Map, as further depicted and legally described on Exhibits “A” and “B”, respectively, both of which are attached hereto and incorporated herein by reference; and

**WHEREAS**, the Street Bed is a two-way, dead-end street situated south of Vandever Avenue between Palmers Row and Jessup Street and it (i) is surrounded by the Substation, (ii) is primarily used by the Applicant, and (iii) does not contribute to the surrounding traffic circulation system or serve the surrounding community; and

**WHEREAS**, the removal of the Street Bed will allow the Applicant to (i) incorporate Mabel Street into the boundaries of the Substation and fully secure the facility and (ii) upgrade the Applicant's switchgear and feeders in the area and add a third power transformer and two new circuit breaker positions that will enhance power reliability and service efficiency for the customers served by the Substation, all in connection with the Applicant's construction of a new switchgear building on its property at 30 Buena Vista Street that will replace the current building that was constructed in the 1920s; and

**WHEREAS**, Tax Parcel No. 26-029.10-185 is owned by the Wilmington Urban Development Action Grant Corporation ("UDAG") and UDAG has agreed to (i) establish a public easement along the length of such parcel in order to allow public pedestrian access from Race and Buena Vista Streets to the City-maintained park owned by Brandywine Village situated along the Brandywine Creek and (ii) try to negotiate the eventual transfer of such park to the City; and

**WHEREAS**, existing water and sanitary sewer lines have been capped near Vandever Avenue and removed from the Street Bed; and

**WHEREAS**, the City's Department of Public Works has no objection to the proposed removal of the Street Bed from the Official City Map; and

**WHEREAS**, the City's Department of Public Works, Transportation Division has no objection to the proposed removal of the Street Bed from the Official City Map because (i) the Transportation Division has no future need to maintain the roadway due to the fact that Mabel Street does not provide any special access for current or future vehicular needs and (ii) the surrounding parcels of Mabel Street are owned and operated by the Applicant and are utilized for the Substation; and

**WHEREAS**, the City’s Department of Land Use and Planning has no objection to the removal of the Street Bed from the Official City Map because (i) it will allow for a more secure environment for the Substation, (ii) UDAG has agreed to establish a public easement to preserve public access to the Brandywine Creek waterfront from Buena Vista and Race Street, and (iii) Mabel Street is not necessary to maintain the neighborhood circulation patterns; and

**WHEREAS**, the City’s Fire Marshal’s Office has no objection to the removal of the Street Bed from the Official City Map as long as the Applicant installs a gate across Mabel Street at New Street that will provide the Wilmington Fire Department with access if needed during an emergency (the “Condition”), which the Applicant has agreed to do; and

**WHEREAS**, the removal of the Street Bed is consistent with the City’s comprehensive development plan entitled “Wilmington 2028: A Comprehensive Plan for Our City and Communities”; and

**WHEREAS**, there are no findings to suggest that the removal of the Street Bed would create a detriment to the general public or to public safety; and

**WHEREAS**, there are no records to determine the current ownership of the Street Bed, nor is there any evidence that the City holds legal title to the Street Bed; and

**WHEREAS**, the City Planning Commission adopted Planning Commission Resolution 6-26, which recommends approval of the Applicant’s request to remove the Street Bed from the Official City Map subject to the Condition; and

**WHEREAS**, City Council deems it necessary and appropriate to approve the removal of the Street Bed from the Official City Map subject to the Condition.

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

**SECTION 1.** The removal from the Official City Map of the Street Bed (being a 0.292-acre street of varying widths of approximately 20 feet to 40 feet wide by 354.5 feet long known as Mabel Street and located between Vandever Avenue and 86 Race Street (being Tax Parcel No. 26-029.10-185)), which is depicted and legally described on Exhibits “A” and “B”, respectively, both of which are attached hereto and incorporated herein by reference, is hereby approved subject to the Condition.

**SECTION 2.** The Official City Map is hereby amended to reflect the removal of the Street Bed.

**SECTION 3.** All City departments are hereby authorized to take any and all necessary actions required for the removal of the Street Bed from the Official City Map.

**SECTION 4.** The property rights to the Street Bed shall be determined judicially in accordance with applicable State statutes.

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

First Reading.....May 7, 2026  
Second Reading.....May 7, 2026  
Third Reading.....

Passed by City Council,

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President of City Council

ATTEST: \_\_\_\_\_  
City Clerk

Approved as to form this 7<sup>th</sup>  
day of May, 2026.

Elizabeth S. Power  
Senior Assistant City Solicitor

Approved this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

**SYNOPSIS:** This Ordinance authorizes the removal of Mabel Street, located between Vandever Avenue and the northern boundary of 86 Race Street, from the Official City Map.

**FISCAL IMPACT STATEMENT:** The Office of Management and Budget has reviewed this Ordinance, its exhibits, City Planning Commission Resolution 6-26, and the related Department of Land Use and Planning report. This Ordinance approves the removal of a 0.292-acre, dead-end street bed from the Official City Map. The City's records do not establish City ownership, and property rights will be determined judicially. The Transportation Division of the Department of Public Works reports no future maintenance or circulation needed for the roadway, and existing water/sewer utilities formerly serving Mabel Street have been capped or removed.

No material fiscal impact is anticipated from this Ordinance. Any administrative or legal costs associated with removal of Mabel Street from the Official City Map and any subsequent property-rights determination are expected to be covered by existing departmental budget resources. Once Delmarva Power establishes legal ownership of the 0.292-acre dead-end street bed and the parcel is properly assessed by New Castle County as taxable real estate, the City could receive additional property tax revenue. The amount of additional property tax revenue cannot be determined at this time but is expected to be de minimis.

W0132040

# **EXHIBIT A**

Map 1  
CPC Resolution 6-26

A request from Delmarva Power and Light Company to remove Mabel Street, located between Vandever Avenue and 86 Race Street (Tax Parcel 26-029.10-185, owned by the Wilmington Urban Development Action Grant Corporation), from the Official City Map.

AVENUE

JESSUP ST

VANDEVER

MABEL ST

PALMERS ROW

BUENA VISTA ST

RACE ST








UDAG Corp. right-of-way

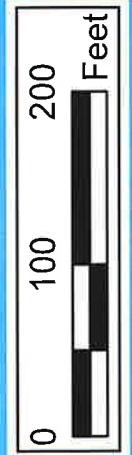
BRANDYWINE MILLS PARK

BRANDYWINE CREEK

Tax parcel 26-029.10-179 is known as 20 Mabel Street - Circa 1912 19.6' of the 40' width was removed from the Official City Map

**KEY**

-  Portion of Mabel Street to be removed
-  Portion removed circa 1911
-  86 Race Street (Tax Parcel 26-029.10-185)
-  Parcels
-  Delmarva Parcels
-  Building Footprints
-  Hydrology



APRIL 2026

## **EXHIBIT B**

Lands of:  
Mabel Street  
City of Wilmington  
New Castle County, Delaware

ALL THAT CERTAIN LOT PIECE OR PARCEL OF LAND KNOWN AS MABEL STREET LOCATED ON THE SOUTH SIDE OF VANDEVER AVENUE:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF VANDEVER AVENUE, BEING 60 FEET IN WIDTH, AND EASTERLY OF THE RIGHT OF WAY OF PALMERS ROW, BEING 25 FEET IN WIDTH, THENCE IN A NORTHEASTERLY DIRECTION BY AND WITH THE SOUTHERLY RIGHT OF WAY OF VANDEVER AVENUE A DISTANCE OF APPROXIMATELY 254.83 FEET TO THE POINT OF BEGINNING;

THENCE (1) SOUTH 39 DEGREES 22 MINUTES 09 SECONDS WEST, A DISTANCE OF 344.08 FEET, FOLLOWING THE WESTERLY RIGHT OF WAY LINE OF MABEL STREET;

THENCE (2) ALONG THE ARC OF A CURVE, CURVING TO THE RIGHT, HAVING A RADIUS OF 662.27 FEET, AN ARC LENGTH OF 21.09 FEET, A CHORD BEING OF NORTH 32 DEGREES 10 MINUTES 00 SECONDS WEST, A DISTANCE OF 21.09 FEET; BY AND WITH TAX PARCEL 26-029.10-185 NOW OR FORMERLY OWNED BY WILMINGTON UDAG CORPORATION

THENCE (3) NORTH 39 DEGREES 22 MINUTES 09 SECONDS EAST, BY AND WITH TAX PARCEL 26-029.10-179, KNOWN AS LOT 1B, NOW OR FORMERLY OWNED BY DELMARVA POWER & LIGHT COMPANY, A DISTANCE OF 64.93 FEET;

THENCE (4) SOUTH 39 DEGREES 53 MINUTES 10 SECONDS EAST, BY AND WITH TAX PARCEL 26-029.10-179, KNOWN AS LOT 1B, NOW OR FORMERLY OWNED BY DELMARVA POWER & LIGHT COMPANY, A DISTANCE OF 20.36 FEET

THENCE (5) NORTH 39 DEGREES 22 MINUTES 09 SECONDS EAST, BY AND WITH THE EASTERLY RIGHT OF WAY LINE OF MABEL STREET, A DISTANCE OF 289.63 FEET;

THENCE (6) NORTH 50 DEGREES 37 MINUTES 31 EAST WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF VANDEVER AVENUE, A DISTANCE OF 40 FEET, TO THE POINT OF BEGINNING, SAID LOT CONTAINS 0.292 ACRES OF LAND, MORE OR LESS.