

**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. Powers
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.

EXHIBIT A

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

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

EAST 26TH STREET
(65' R.O.W. PROPOSED)
(50' WIDE PUBLIC STREET)

