



# 12<sup>th</sup> Street Connector Alignment Study

VISIONING PUBLIC WORKSHOP - JUNE 25, 2018  
6:00PM TO 8:00PM



# Goals for Today's Workshop

## Agenda:

- Project Introduction, Purpose, and Goals
- Existing Conditions
- Traffic Patterns
- Parallel Planning Studies
- Project Visioning and Polling
- Break Out Discussions
- Report Out
- Next Steps

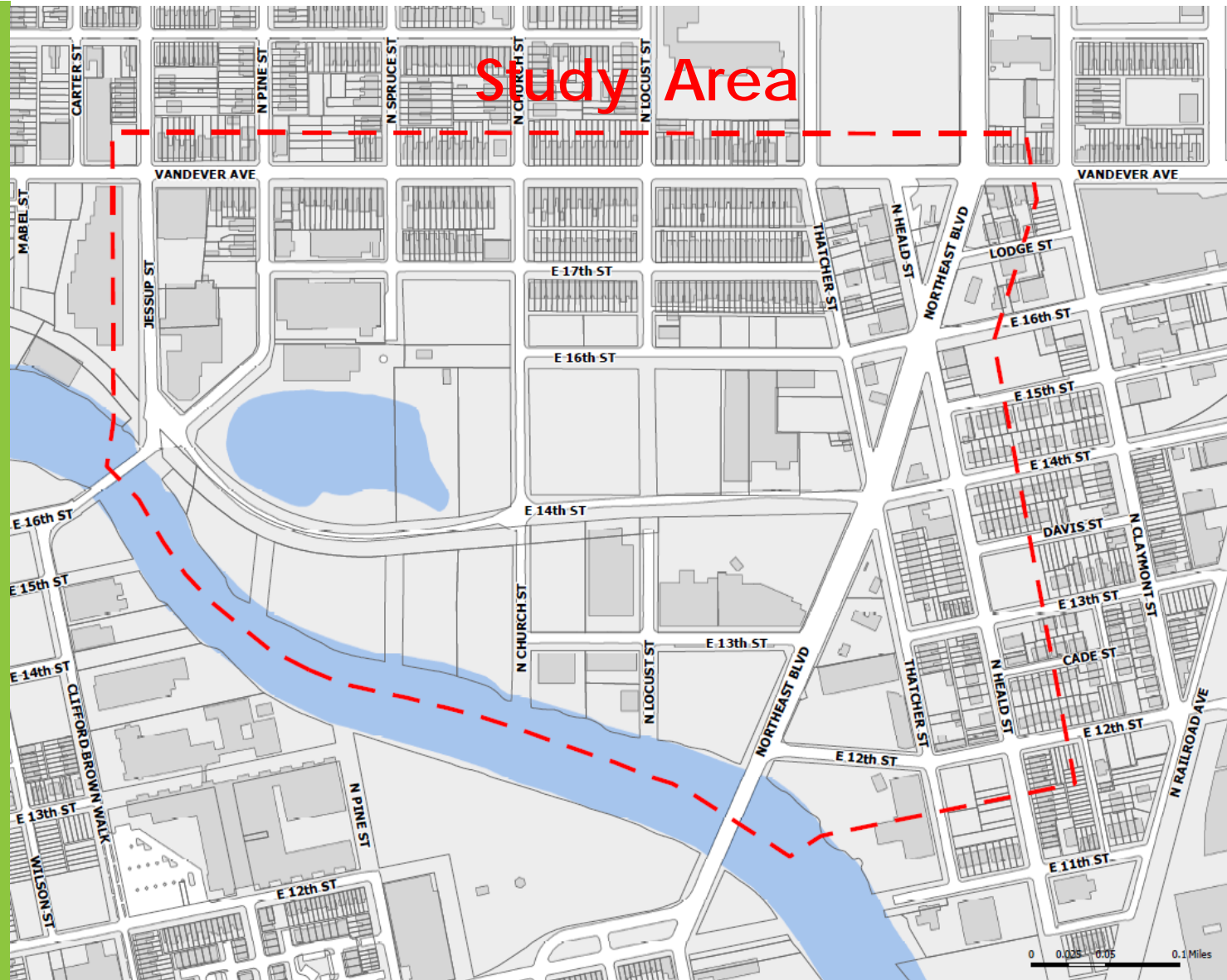


## PROJECT GOALS

- Improve access to the Wilmington CBD and the Brandywine Riverfront
- Improve Multi-Modal Network Linkages
- Improved Traffic Operations
- Support Economic Development and Job Creation
- Provide better accommodations for freight movement for local businesses while minimizing impacts to the community.

## WHAT WE HOPE TO ACHIEVE:

- Building community support
- Update Previous Studies
- Assess Opportunities, Costs, and Impacts
- Agree on a Preferred Alternative
- Create an actionable plan to secure funding and move into the NEPA process



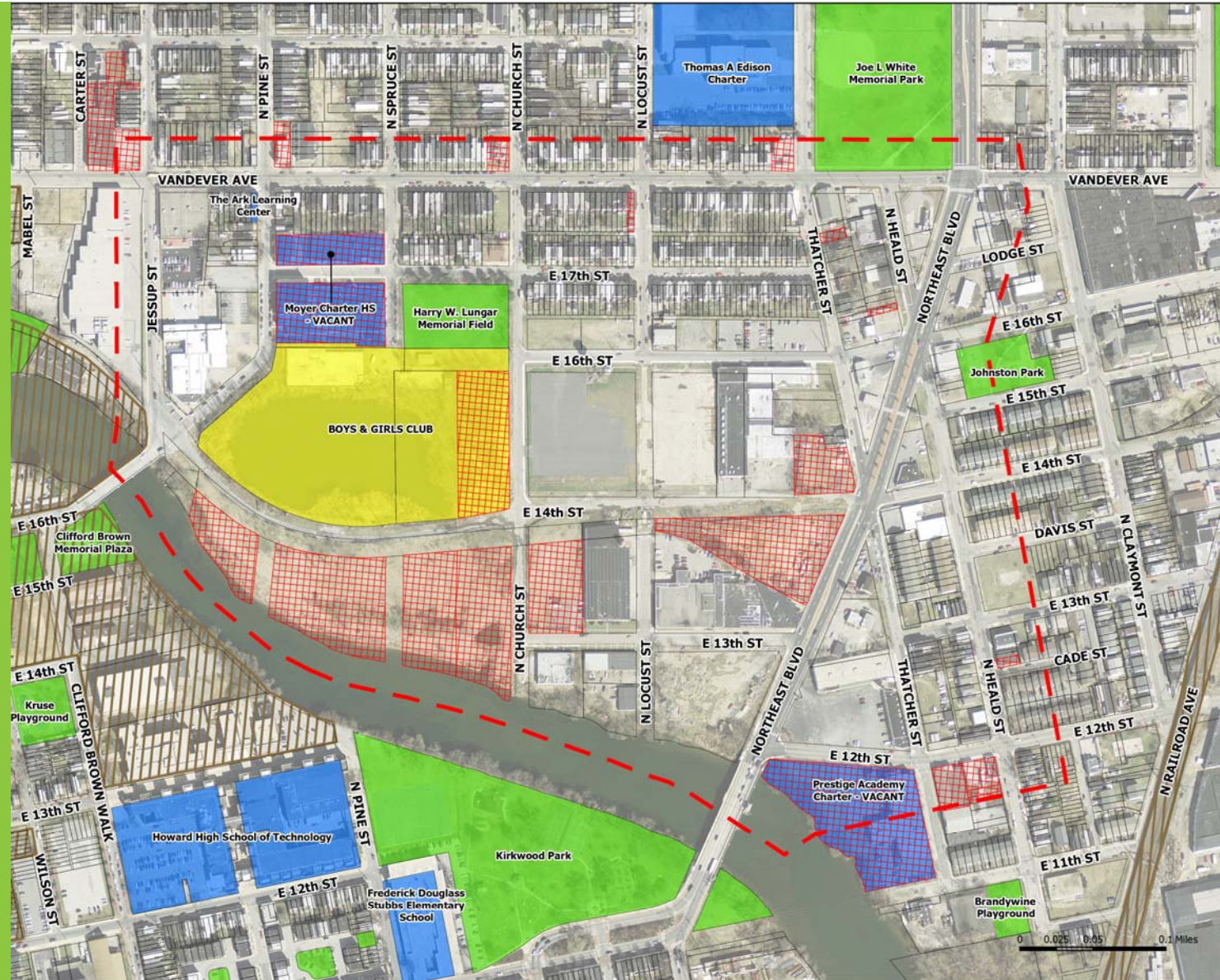


# EXISTING CONDITIONS

- Established Community
- Parks
- Churches
- Schools
- Shopping Centers
- Employment Centers
- Historic Places
- Vacant and Underutilized Properties

## Legend

-  Study Area
-  Parcel
-  Vacant Properties
-  National Register Historic Districts
-  School
-  Community Center
-  Parks / Recreation





Fletcher Brown Boys and Girls Club

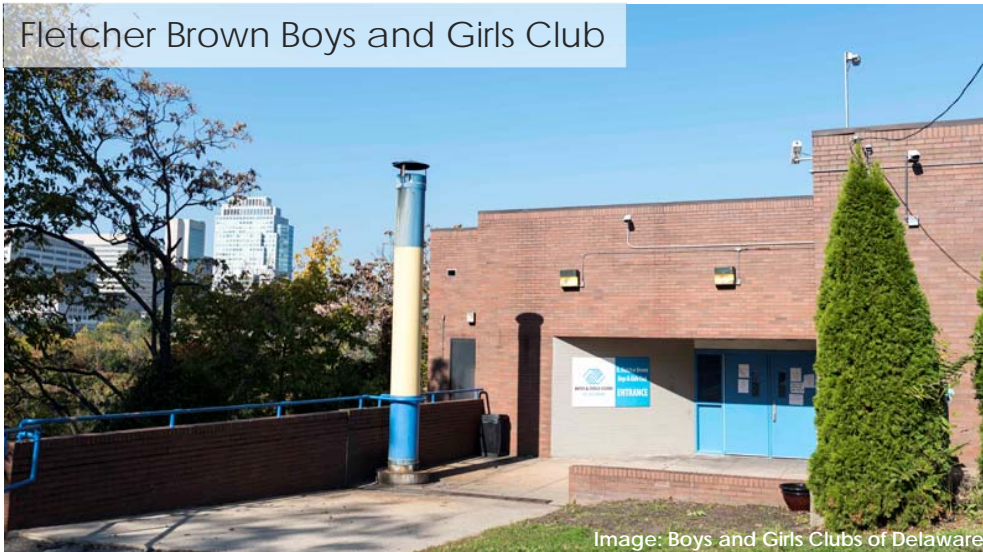


Image: Boys and Girls Clubs of Delaware

Parks



Image: JMT

Shopping Centers



Image: Google Maps

Employers



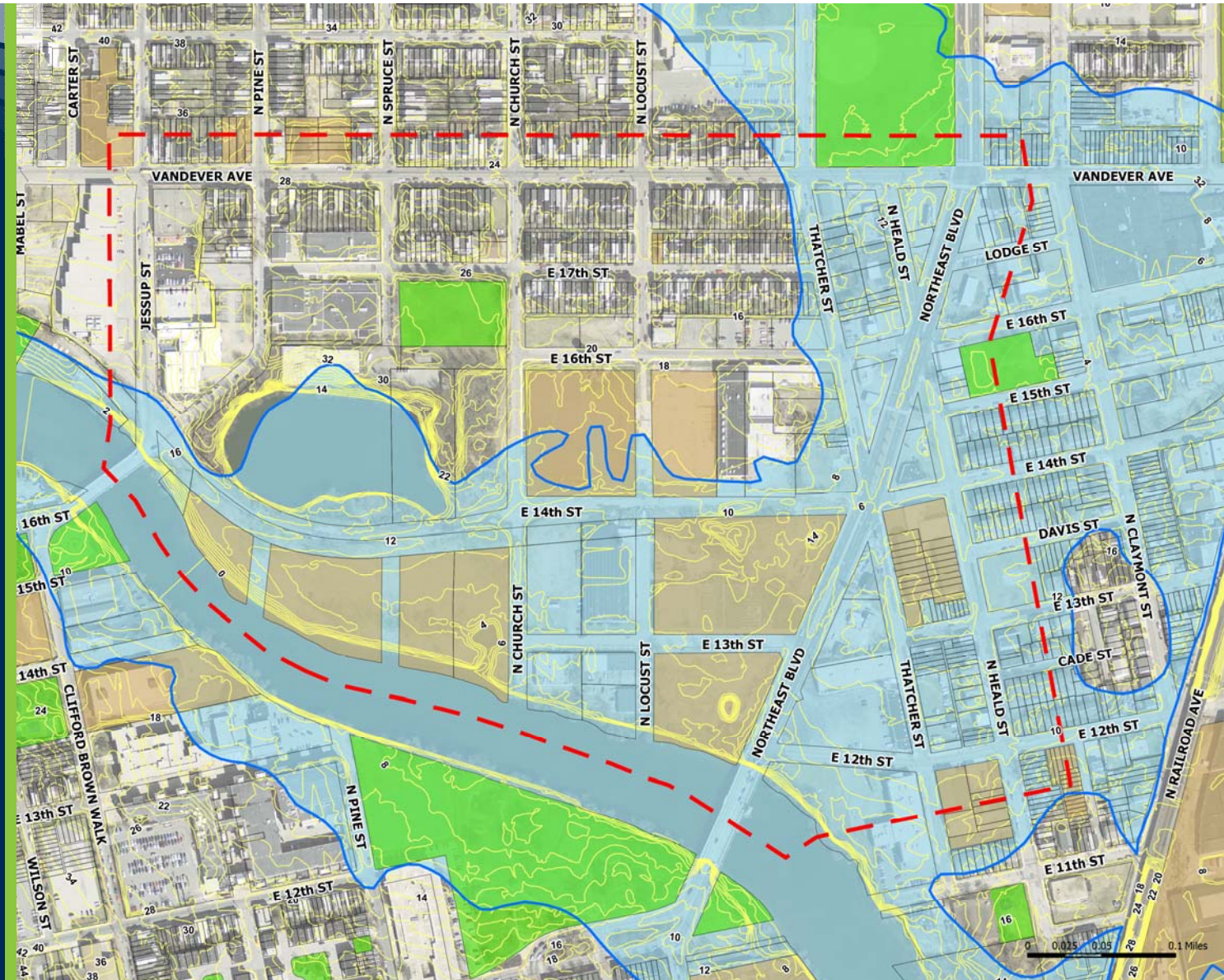
Image: Google Maps

EXISTING COMMUNITY FEATURES



# EXISTING CONDITIONS

- Brownfield Sites
- Brandywine Creek
- Floodplains
- Combined-Sewer Overflows
- Deep Water Quarry





Former Diamond State Salvage Site



Waterfront Open Space



Quarry



Combined Sewer Overflow

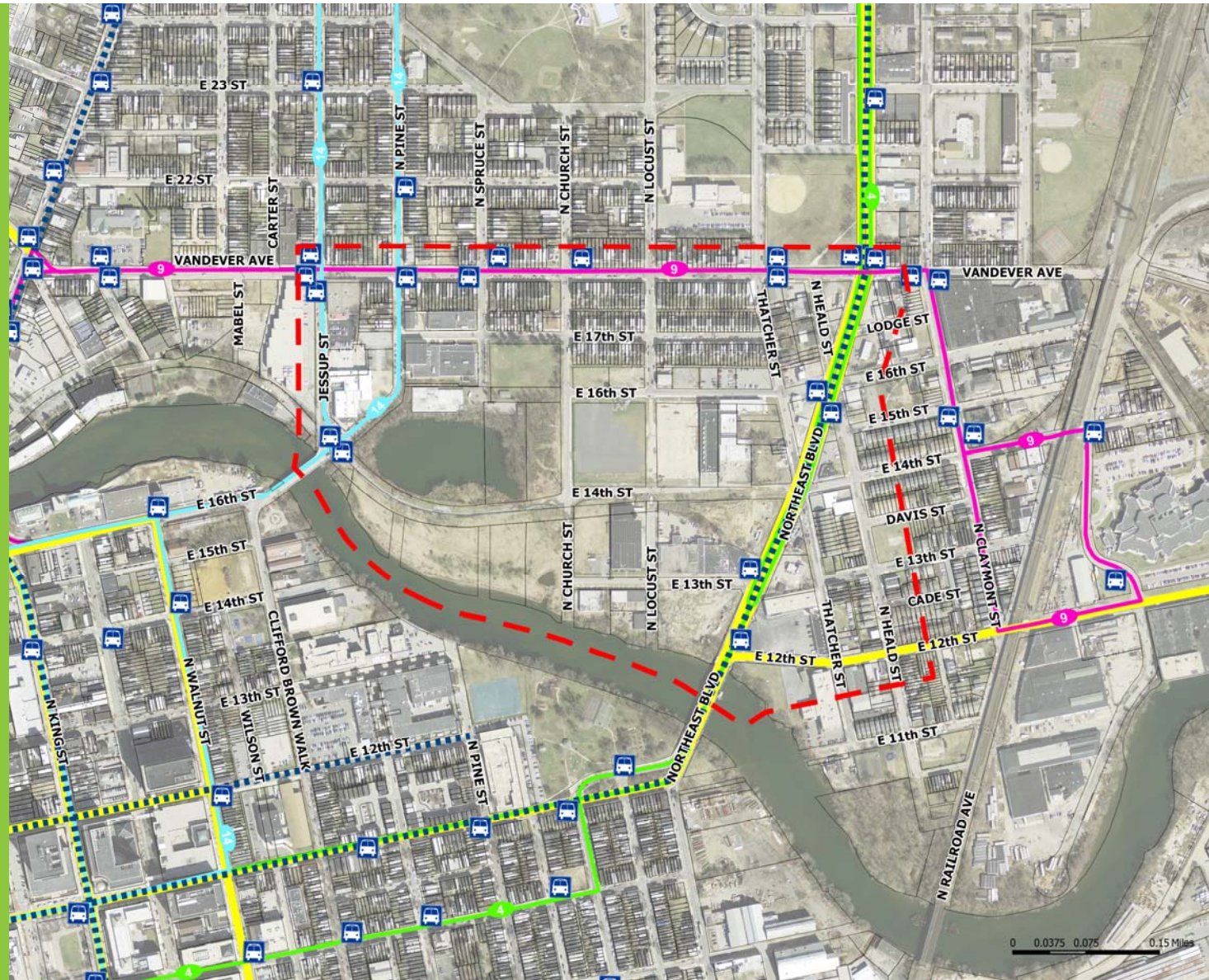
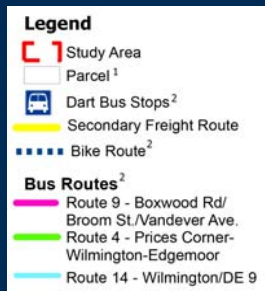


EXISTING ENVIRONMENTAL FEATURES



# EXISTING CONDITIONS

- Nearby Bike Routes
- Transit Connectivity
- Disjointed Street Network
- Missing Sidewalks, Ramps, and Crosswalks
- Congested Intersections





12<sup>th</sup> St.



Vandever St.



Northeast Blvd.



Bridge at 16<sup>th</sup> St.

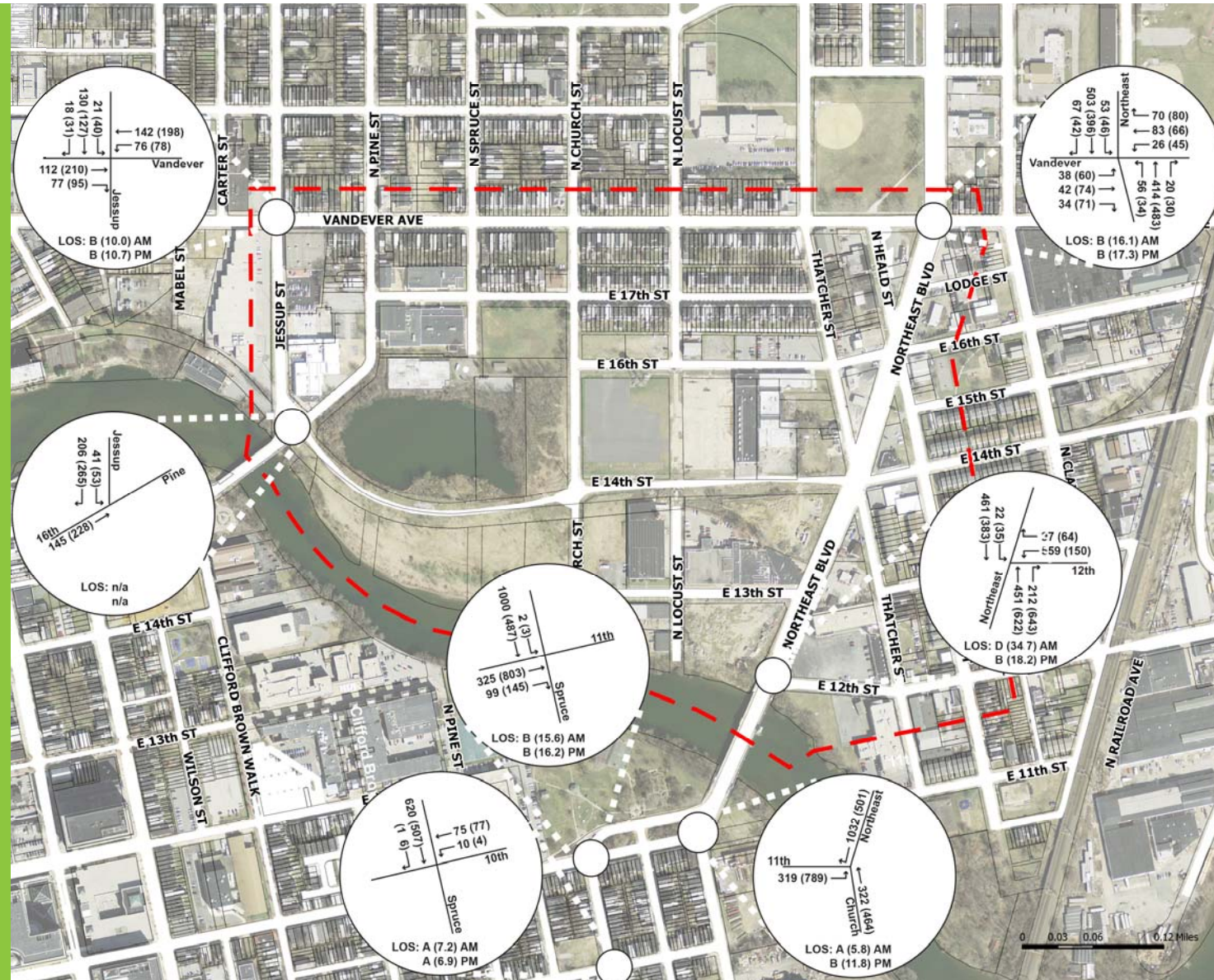
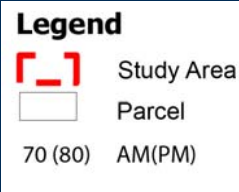


EXISTING TRANSPORTATION FEATURES



# TRAFFIC OPERATIONS

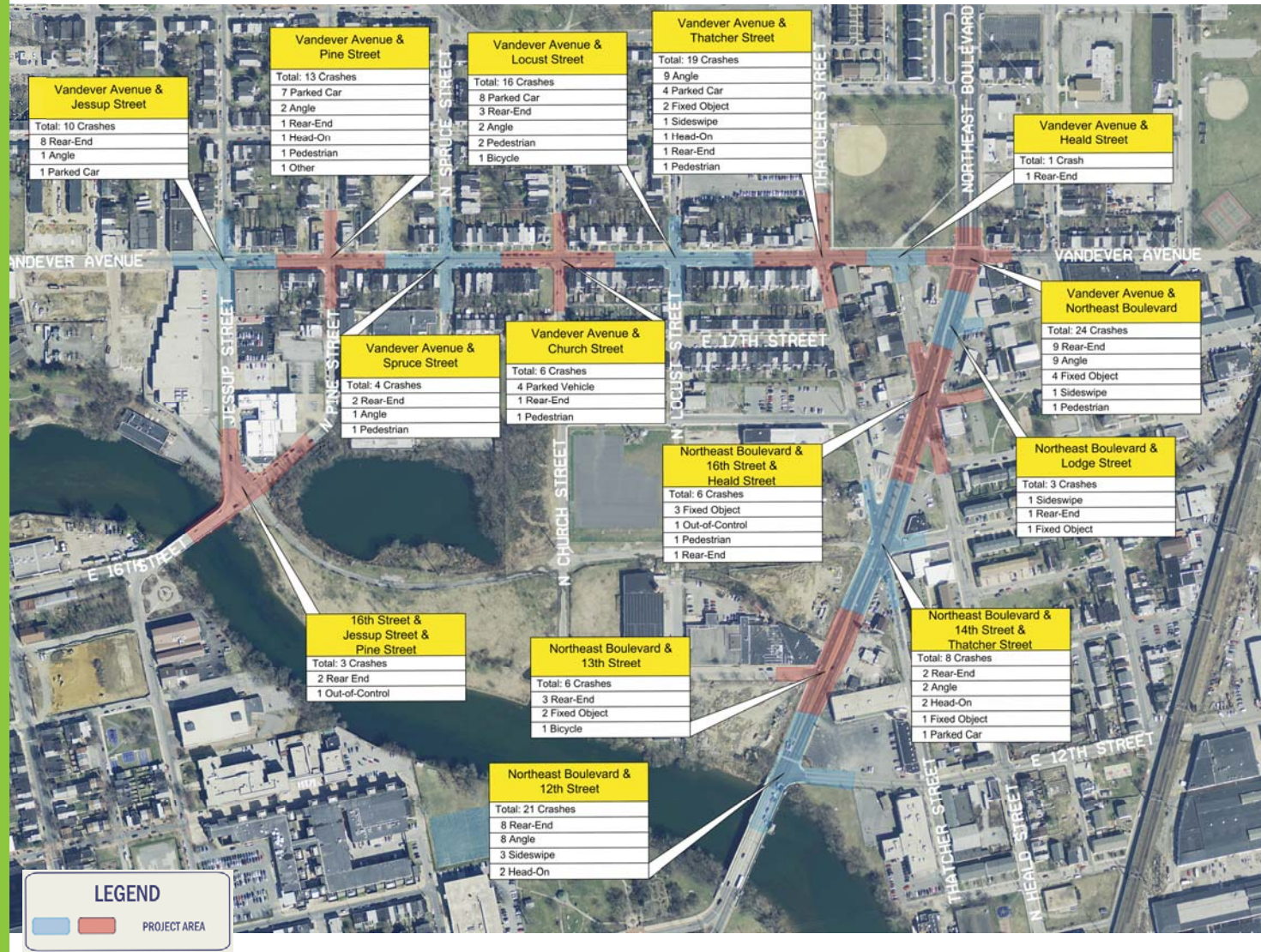
- March, 2005 Traffic Analysis
- LOS D at Northeast/12 Street
- Updated Counts and Existing LOS Underway to Confirm Results from 2005 Study





# CRASH EVALUATION

- 3 Year Study Period
- 140 crashes total reported along Vandever Avenue and 12th Street
- Most incidents occurred at:
  - Northeast/12<sup>th</sup> Street
  - Northeast/Vandever Avenue
  - Vandever Avenue/Thatcher Street
- 24 incidents involved parked cars along Vandever Avenue
- 6 pedestrian incidents reported along Vandever Avenue
- No fatalities





# Related Projects

- **2005 | The 12<sup>th</sup> Street Improvement Project Concept Development Report**
- 2006 | Greater Brandywine Village Market Analysis
- 2012 | Neighborhood Comprehensive Development Plan for the Price's Run/Riverside-11th Street Bridge Analysis Area
- 2013 | Brandywine River/Northeast Wilmington Redevelopment Plan
- 2014 | Economic Development SWOT Analysis
- 2014 | Economic Development Target Industry Report
- 2014 | City of Wilmington Economic Development Strategic Action Plan
- 2016 | City of Wilmington Delaware Neighborhood Revitalization Strategic Area (NRSA)
- 2016 | City of Wilmington Brandywine Riverfront Northeast Living Shoreline
- 2016 | Market Value Analysis (MVA): City of Wilmington, DE. The Reinvestment Fund
- 2017 | (ONGOING) Blueprint Communities Northeast Community Revitalization Plan
- 2018 | (ONGOING) Wilmington 2028 Comprehensive Plan for our City and Communities
- 2018 | (ONGOING) The Wilmington/DelDOT Transportation Alternative Program Grant
- **2018 | (ONGOING) Northeast Brandywine Riverfront Area Wide Plan for Brownfield Redevelopment**





## 12<sup>TH</sup> ST IMPROVEMENT PROJECT

March, 2005

- Established a Project Purpose and Need
- Traffic Analysis
- Conceptual Design and Cost Estimates
- Assessment of Potential Impacts



# NORTHEAST BRANDYWINE RIVERFRONT AREAWIDE PLAN

Ongoing

- EPA Funded Study with the City of Wilmington
- Community Development Opportunities with Brownfield Redevelopment



## //// BACKGROUND

### What are brownfields?

- ▶ **Per the United States Environmental Protection Agency (EPA)**  
**Brownfields are defined as:** Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning-up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands.





## //// REUSE PLANNING FRAMEWORK

### Planning Objectives

- ▶ To realize the full potential of the Brandywine River as a community asset that draws local residents as well as visitors.
- ▶ To achieve a balance between economic and recreational development opportunities in a way the benefits the local community.
- ▶ To improve existing and establish new multi-modal connections that improve neighborhood walkability and bicycle friendliness.
- ▶ To formulate a strategy for the redevelopment of the Catalyst Brownfield Sites as well as other key brownfield sites in the study area.
- ▶ To address flooding and stormwater management issues in the study area.
- ▶ To prioritize implementation by identifying specific next steps, phasing, and potential funding opportunities.



# ////// SUMMARY OF PUBLIC INPUT

## Visual Preference Survey Results - Most Favorable

29 Waterfront Trails



mean = 2.86



Community Quotes

Very nice

Would like to see

25 Community Gardens



mean = 2.41



Community Quotes

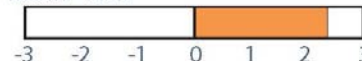
Prefer production scale employment & security

Yes

22 Farmers Market/ Food



mean = 2.35



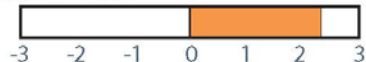
Community Quotes

Much Needed

30 Waterfront Trails/ Greenway



mean = 2.32



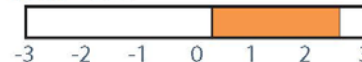
Community Quotes

Yes

27 Waterfront Public Space



mean = 2.25



Community Quotes

Yes

Maybe too sterile- Good idea



## //// SUMMARY OF PUBLIC INPUT

### Visual Preference Survey Findings

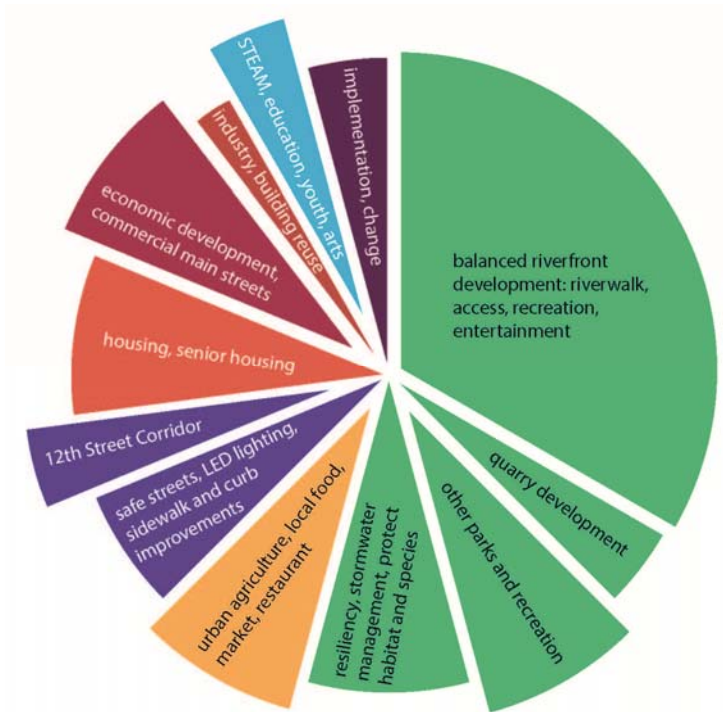
- ▶ The most favorable image was of a waterfront trail, while the least favorably ranked image was of a riverfront residential development. The image of the trail showed unrestricted public access to the waterfront and natural environment. Comments suggested that the residential development seems sterile and blocked the public from the river.
- ▶ A connection to the river, urban agriculture, and access to fresh food are top priorities.
- ▶ The character and form of future development, as well as its relationship to the river, will be important.
- ▶ There were no negative average ratings. High scores may mean that people are really positive about revitalization and development in general.



## ////// SUMMARY OF PUBLIC INPUT

### Top Priority Comment Card Findings

- Priorities included riverfront development, other parks, resiliency, urban agriculture, local food, safe and improved streets, the 12th Street Corridor, housing, economic/ commercial development, industry, youth and education, and implementation.
- 33% of people prioritize balanced riverfront development including a riverwalk, public access, recreation, and entertainment.
- 54% of people's priorities were related to parks, recreation, and environmental protection/resiliency.



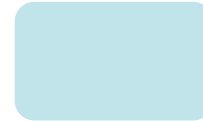




## ////// SUMMARY OF PUBLIC INPUT

### Workshop Activities 1-5 Findings

#### Assets and Needs



- ▶ Parks, recreation, and nature were the most frequently cited existing assets.
- ▶ Services and non-profits, religious centers, youth and education organizations, architecture, housing, industry, and transportation were also cited as neighborhood assets.
- ▶ Restaurants and catering, education and job training, grocery stores, waterfront activities and recreation, other recreation and community centers, retail, arts, and urban agriculture were cited as needed uses in the neighborhood.
- ▶ Participants also suggested recycling centers, a community police substation, and improving community appearance by fixing up façades and cleaning litter.

## ////// SUMMARY OF PUBLIC INPUT

### Workshop Activities 1-5 Findings

#### Parks, Recreation, and Public Open Space



- ▶ Improved lighting is needed in most of the existing parks. Parks should be safe places for children to play.
- ▶ Existing parks need rehabilitation, upgrades, and amenities including, fixing playing courts, improved ADA access, bathrooms, parking, and event space.
- ▶ Opportunities for water sports and activities as well as picnicking and concessions are desired in new parks. These should also have good visibility and connection with the surrounding neighborhood.
- ▶ Special events, 'pop-ups,' and festivals were suggested as a strategy for using currently vacant space, building up the community, and attracting visitors to the area.



## //// SUMMARY OF PUBLIC INPUT

### Workshop Activities 1-5 Findings

#### Transportation and Connectivity



- ▶ Identified public transportation improvements included: expanded bus routes, park & ride, bus shelters, water taxi, and trolleys.
- ▶ Pedestrian and bike access to and across the river is desired. The community should be connected to its assets.
- ▶ Complete streets, sidewalk improvements, and improved traffic design (lane markings, signals, roundabouts, and 2-way streets) are needed on the main streets (North Market Street, Northeast/Governor Printz Boulevard, and Vandever Avenue) and on the streets which intersect east of the East 16th Street Bridge. Parking improvements were also suggested, for example, to create parking in the alleyways behind existing rowhomes.

## ////// MARKET ANALYSIS

### Summary of Market Opportunities

- ▶ Retail
  - ▶ High-quality full-service destination restaurant
  - ▶ limited-service restaurants (up to 12 restaurants)
  - ▶ supermarket
  - ▶ family clothing stores (6 or 7 stores)
  - ▶ shoe stores – could be athletic (3 or 4 stores)
  - ▶ specialty sporting goods stores (2 or 3 stores)
  - ▶ furniture stores and 9,000 SF in home furnishing stores (3 or 4 stores)
  - ▶ hardware store
  - ▶ nursery/garden center
  - ▶ medical supply store



## ////// MARKET ANALYSIS

### Summary of Market Opportunities

- ▶ Sales Housing
  - ▶ Condominiums/stacked townhomes constructed in 6 phased modules of 16 units each totaling 72 units at build-out
- ▶ Market-Rate Rental Housing
  - ▶ Modest mid-level product with 150 units
- ▶ Affordable Rental Housing
  - ▶ Smaller subsidized development or combined with market-rate product

## ////// MARKET ANALYSIS

### Summary of Market Opportunities

- ▶ Office
  - ▶ Market over-saturated; speculative office not recommended
- ▶ Industrial/Flex
  - ▶ Market over-saturated; speculative industrial not recommended
- ▶ Hotel
  - ▶ New “upper midscale” or “upper scale” hotel of 70 to 100 rooms in 5 years



## ////// MARKET ANALYSIS

### Summary of Market Opportunities

- ▶ Agricultural Use
  - ▶ An urban orchard as part of larger development plan
  - ▶ Could evolve into other crops and affiliated with nursery/garden center
- ▶ Recreational Uses – especially with Living Shoreline concept
  - ▶ Canoeing/kayaking, fishing, diving, water taxi service
  - ▶ Interest from some area operators
  - ▶ Market demand exists in study area for recreation-related retail (equipment/supplies sales and rentals)

## //// DISCUSSION AND NEXT STEPS

### Next Steps for the U.S. EPA Brownfields Area-Wide Plan

- ▶ Environmental Considerations
- ▶ Framework Plan Refinement
- ▶ Riverfront Public Space Plan Development
- ▶ Next Steering Committee Meeting: Early September
- ▶ Looking Ahead: Public Workshop late September



# Project Schedules



## 12<sup>th</sup> St Connector Study

- |   |   |  |   |  |
|---|---|--|---|--|
| <ul style="list-style-type: none"> <li>• Visioning Charrette</li> <li>• Inventory and Analysis</li> <li>• Traffic Analysis</li> </ul> | <ul style="list-style-type: none"> <li>• Transportation Alternatives Development</li> <li>• Traffic Modeling</li> <li>• Scenario Comparisons</li> </ul> | <ul style="list-style-type: none"> <li>• Alternatives Public Workshop</li> <li>• Select and Refine the Preferred Alternative</li> <li>• Cost Estimating</li> </ul> | <ul style="list-style-type: none"> <li>• Draft Report</li> <li>• Public Presentation</li> </ul> | <ul style="list-style-type: none"> <li>• Project Complete</li> </ul> |
|---|---|--|---|--|

## Northeast Brandywine Riverfront Areawide Plan

- |  |  |  |   |  |
|--|--|--|---|--|
| <ul style="list-style-type: none"> <li>• Visioning Charrette</li> <li>• Inventory and Analysis</li> <li>• Real Estate Market Analysis</li> </ul> | <ul style="list-style-type: none"> <li>• Land Use Plan Development</li> <li>• Project Prioritization and Phasing</li> <li>• Cost Estimating</li> </ul> | <ul style="list-style-type: none"> <li>• Follow Up Community Workshop</li> <li>• Scenario Refinements</li> </ul> | <ul style="list-style-type: none"> <li>• Draft Report</li> <li>• Public Presentation</li> </ul> | <ul style="list-style-type: none"> <li>• Project Complete</li> </ul> |
|--|--|--|---|--|

**VISUAL PRECEDENTS – WHAT INSPIRES YOU?**





STREETSCAPE AMENITIES





BICYCLE AMENITIES





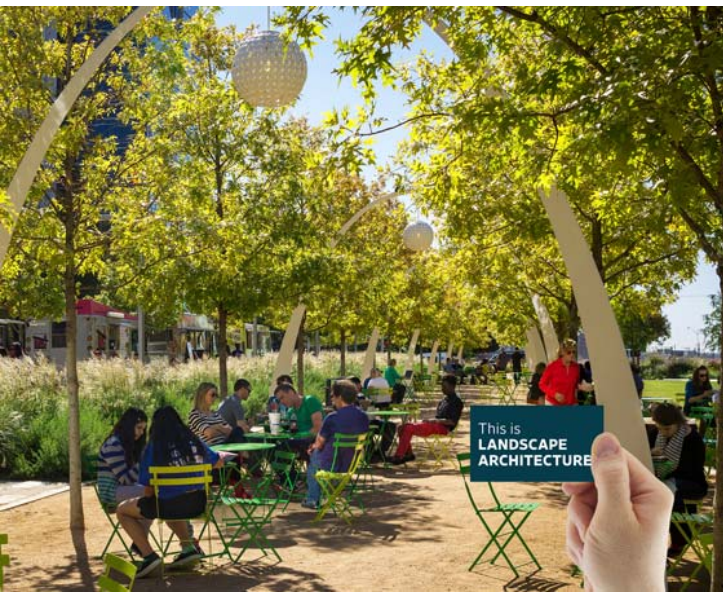
WATERFRONT TRAILS





GREEN INFRASTRUCTURE





LIVE POLLING

TEXT: WILMAPCO  
TO: 22333

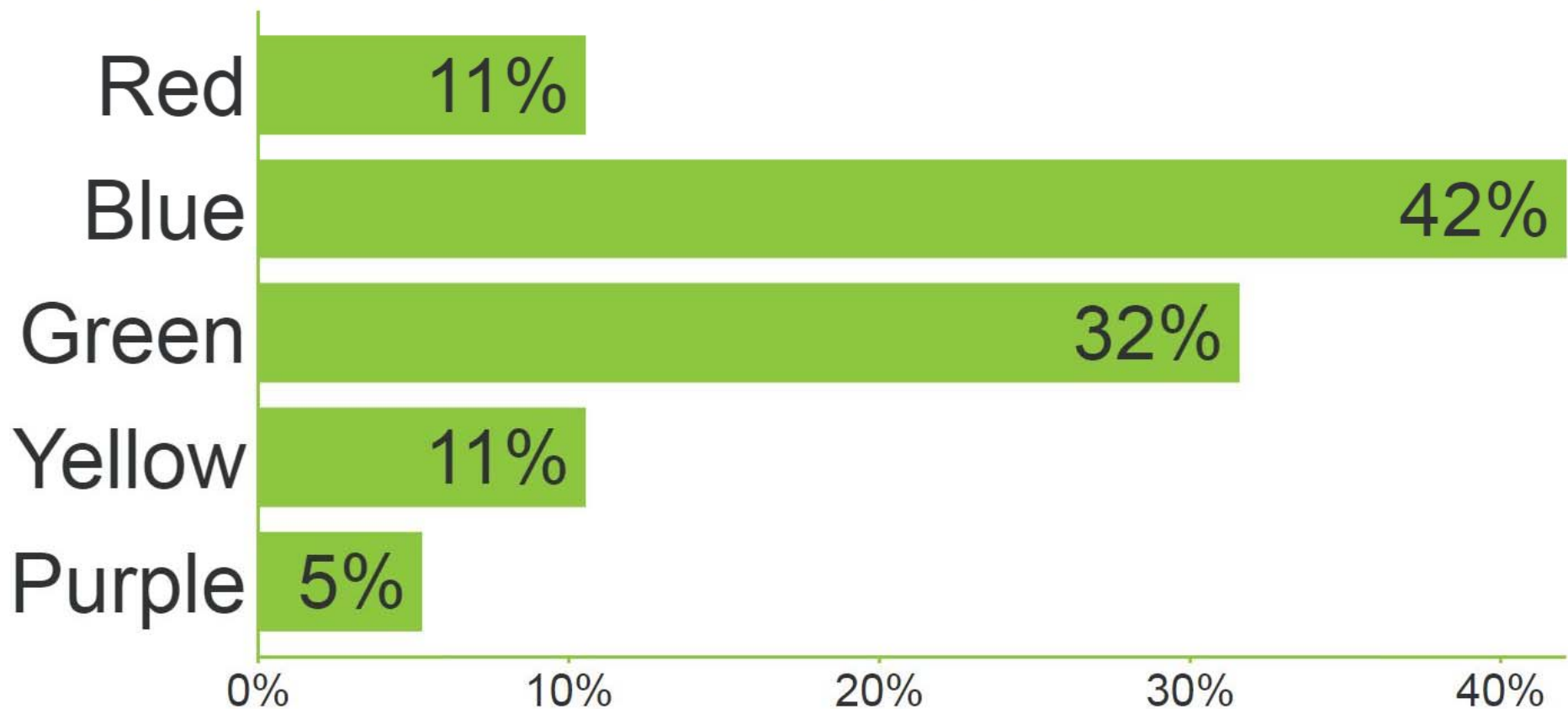


## TIPS AND TRICKS

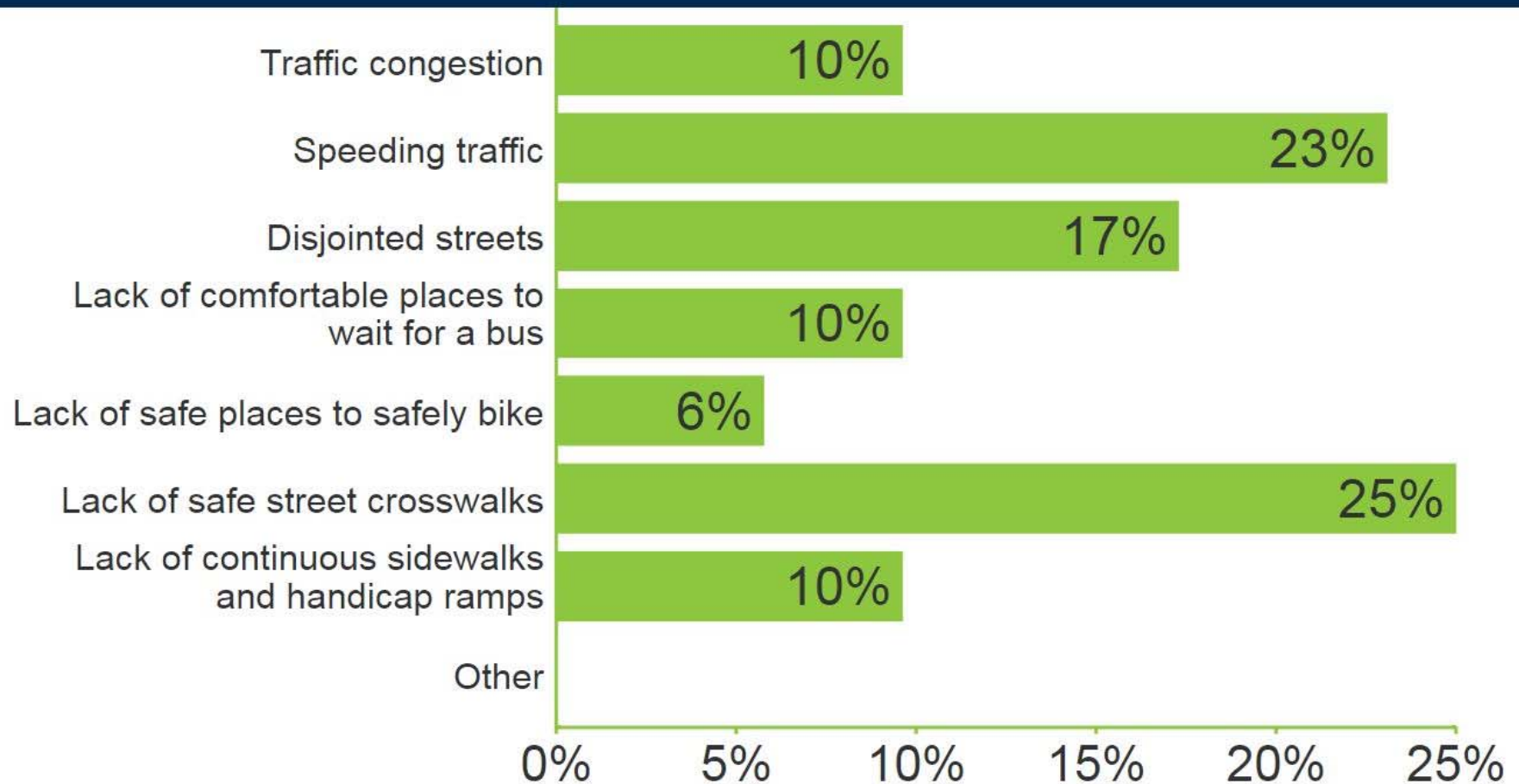
- For multiple choice questions, type letter choices separated by comma
  - Example: A,B,C
- Text “leave” once poll is finished
- Please raise your hand if you need assistance

# What is your favorite color?

When poll is active, respond at [PolleEv.com/wilmapco](https://PolleEv.com/wilmapco) Text **WILMAPCO** to **22333** once to join

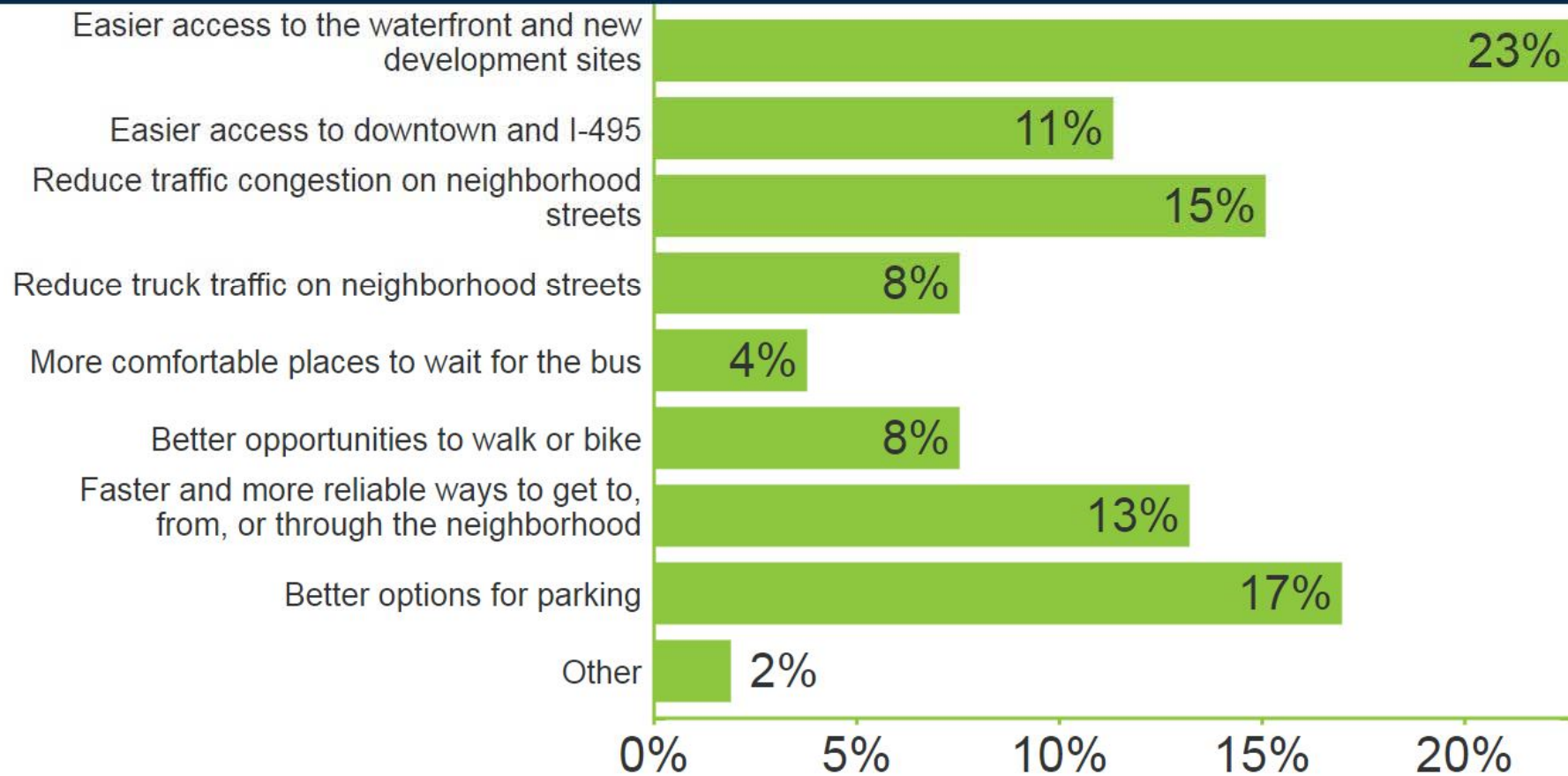


# What are your biggest transportation concerns for this area today? (Choose your top 3)

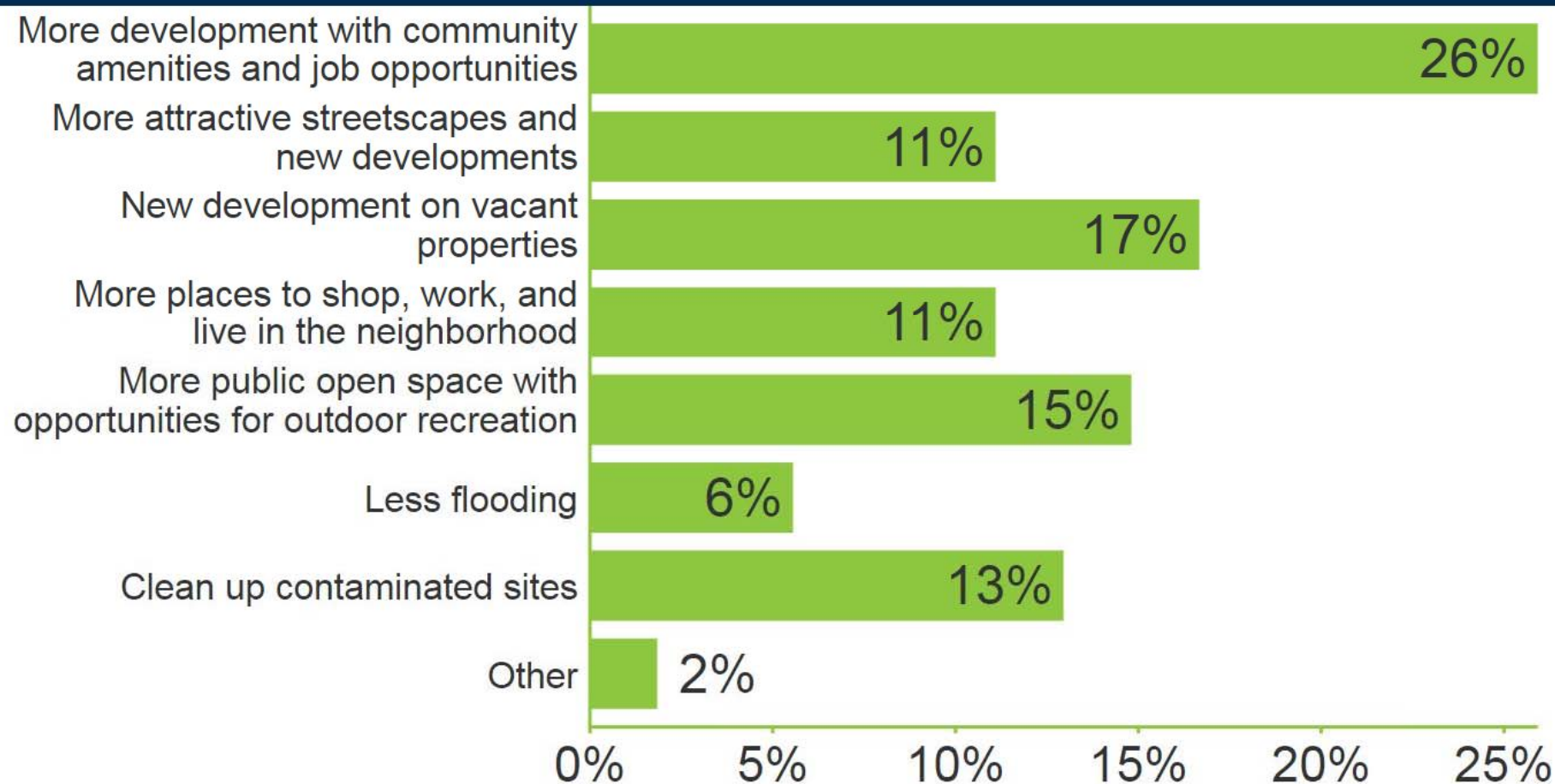




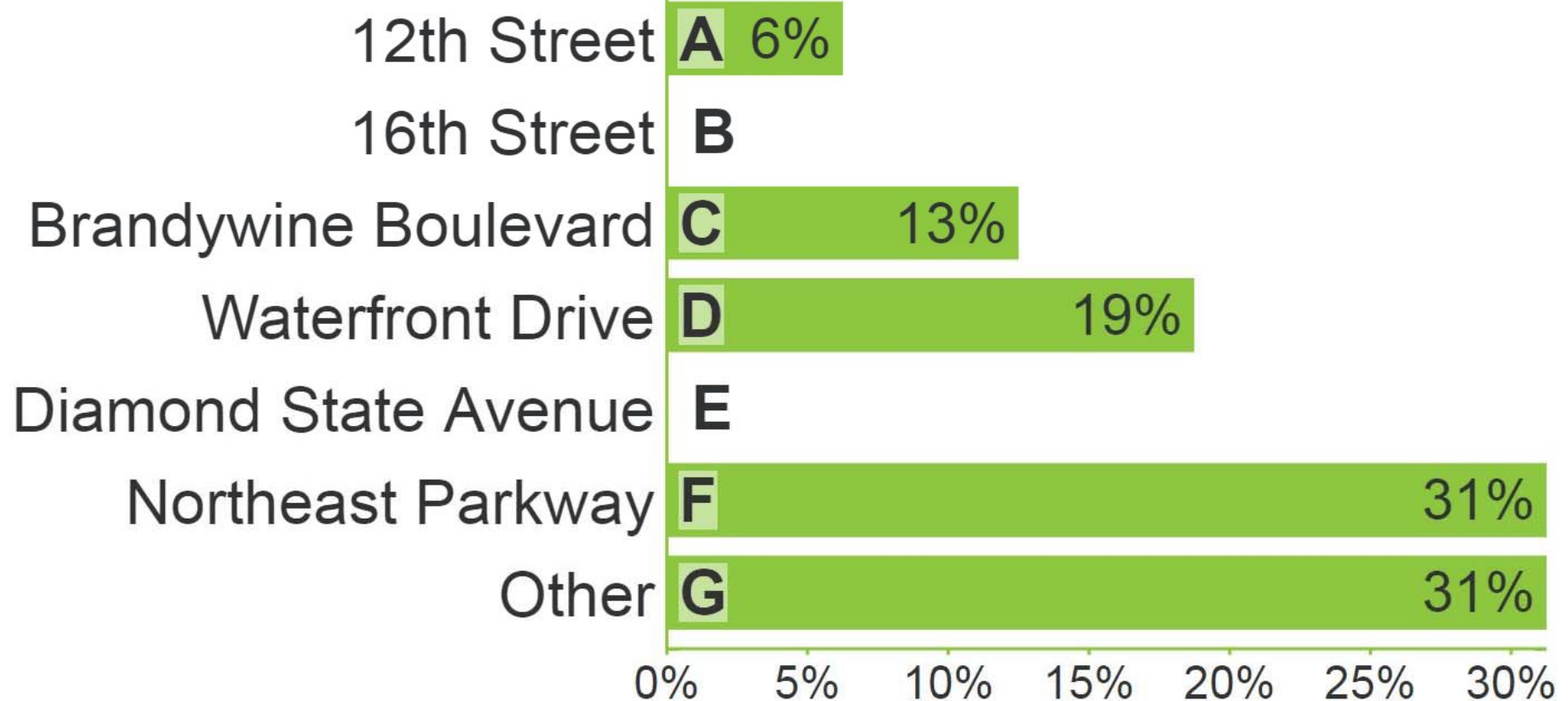
# What outcomes are most important to you for this study? (Choose your top 3)



## What community improvements do you most hope to happen in conjunction with this project? (Choose your top 3)



# If you could name this new street, which street name do you like best?





# Break Out Discussion

- What are the biggest issues we should address as part of this study?
- Are there barriers that make mobility difficult?
- What are the important community features we should preserve or enhance?
- What are your biggest concerns about this project moving forward?
- What do you hope this project will accomplish?
- Where should we consider alignments for the 12<sup>th</sup> St Connector?

# Next Steps

- Compile Public Comments
- Coordinate with Areawide Plan team
- Develop Transportation Alternatives
- Assess Potential Benefits and Impacts
- Model Traffic Operations
- Return to Present Alternatives to You in September 2018



# Questions?

Contact: Dave Gula  
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(302) 737-6205 x122

