



7th Street Peninsula Public Workshop Summary

June 26, 2018 5:30-8:15 pm

Kalmar Nyckel

Wilmington, DE

The project partners and Century Engineering prepared a public workshop on June 26th at the Kalmar Nyckel. The workshop included a presentation explaining the purpose of the study and the approach Century Engineering would take during the study. Following the presentation, participants were invited and encouraged to attend a roundtable discussion on a variety of topics which included: Flooding, Environmental Constraints/Cultural Resources, Future of the Peninsula in the No-Build Scenario, Land Use/Zoning, Recreational Amenities, and Transportation Network. Participants were given 10 minutes to discuss each topic and then report back to the group their thoughts on each topic. Study area maps were provided at each table so that participants could write down their thoughts and note specific areas that pertained to each topic.

There were 49 workshop attendees. The attendees included members of the:

Community – 32

Challenge Program – 1

Delaware Historical and Cultural Affairs – 1

Kalmar Nyckel Foundation – 4

First State National Historic Park – 1

Old Swedes Foundation – 2

City of Wilmington – 4

Delaware Greenways – 1

DNREC – 1

DART – 1

Legislators - 1

Twelve workshop comment forms were received. The comment forms asked the following questions:

1. Did the Community Workshop help you better understand the proposed study? If not, what questions were unanswered?

Responses included:

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Yes – 7

No – 0

No Response – 2

Written response – 3

1. Requested improvements to flood resilience, raising roads, utilities, more businesses, river edge treatments, stormwater management, invasive species control, boat ramp and bridge. Also requested security from vandalism and trespassing, as well as, reducing the amount of garbage that is dumped on roads and private property.
 2. I knew nothing about the 7th Street Peninsula since I neither work nor live near here. The workshop helped me understand the problems and opportunities here.
 3. The community workshop helped me understand the proposed study. Excellent.
2. Did you request any additional information from a member of the project team at the community workshop? If so, please describe and provide your name and address at the end of this form so we are certain to follow up on your request.

Yes – 0

No – 5

No Response – 4

Written response – 3

1. We can help with any question on environmental cleanup. (Mark Lannon)
2. City of Wilmington Public Works (Bryan Lennon) is doing sewer studies with Tetra Tech/CSO.
3. Check history of Marina at 1126 E 7th St. Morris L Simms Sr and Norma E Simms 77-1987 Full Service Marina, Restaurant, and Club.

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The following requested to be added to the project mailing list:

Jeff Greene	Tashika Moore	Wade Catts	Marian Young
Kerry Yandrich	Rebecca Wilson	Lynn Riley	Mark Lannon
Benjamin Jones	Debra Martin	Dora Williams	

See comment forms for email and addresses.

Roundtable Discussion:

- Flooding** - The participants were asked to discuss where the flooding occurs, when the flooding occurs and how long the flooding lasts once there is water on the street/properties.

It was noted that Flooding occurs at:

Intersection of 7th St and Industrial Drive

8th St at AR Myers Glass

Kaiser Property

From Fort Christina and Kalmar Nyckel up to Industrial Drive, including Industrial Drive

Claymont Street at "narrow point"

Water comes up the sewer grates due to possibly a broken tide gate

Southbridge

At the end of the Peninsula

12th Street near prison

Old Swedes Cemetery

Skatepark entrance

It was noted that Flooding occurs during many scenarios:

All the time (Intersection 7th and Industrial Drive)

Big High Tide Monthly (Kaiser Property, AR Myers Glass, and Fort Christina)

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Full Moons

Nor'easters

Every time it rains (Southbridge, Intersection of 7th St and Industrial Dr, 12th Street)

Hidden springs/streams through Old Swedes Cemetery (sometimes the ground collapses during large flood events)

During heavy rains, water shoots out of manholes

It was noted that the Size/Length of Flooding Events is:

Access past Fort Christina Park is not possible due to water depth

Varying property heights possibly contribute to flooding

Water recedes quickly (end of peninsula)

At times businesses must close along Industrial Drive due to flooding a few times a year (especially bad during Hurricane Sandy – flooding lasted five days)

Sometimes the flooding lasts days

Sometimes the flooding lasts one day or a half day

Residents drive through standing water

It was noted that possible mitigation measures could be:

Berms

Causeways

Maintain absorbent marsh areas

- 2. Environmental Constraints/Cultural Resources** – The participants were asked to discuss any information they have on environmental issues, brownfields, hazmat, or areas of concern. In addition, they were asked to discuss the protection and preservation of any historical/cultural areas on the peninsula.



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Preserve:

Old Swedes

Kalmar Nyckel

Fort Christina Park

Skate Park

Lacey's (important to connect neighborhood to Peninsula)

St Mary's

East Side Community

Wilmington Viaduct

Greenery around peninsula perimeter

Is there a water fowl or bird population to preserve and create observation areas?

Harriet Tubman Byway

Open space near skate park/Babiarz Park

Antoni Swart Way

Actual remains of Fort Christina - archaeology

Jackson Sharp/Delaware Car works

Potential Opportunities:

Riverwalk – Christina River Side is top priority specifically to Fort Christina Park and

Kalmar Nyckel as the first phase

Marina

Open the docks by the skatepark

Allow for kayak access and water access

Create water access/docks where Up The Creek Restaurant was for fishing

Create a wooded hiking trail off E 7th Street

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Create a bike/hiking trail around Peninsula

Create a boat area that connects to Kalmar Nyckel

Highlight connection to Eastside Neighborhood

Piers

Restrooms

Identify Julian Property

77-1987 property had a 10-year lease with boat ramp, fuel and restaurant. Someone bought the property with a plan for hotel and tennis. Current plans?

Add historical markers for Kaiser Yacht

Grow salt hay along river for dikes

20' water front buffer around peninsula

Environmental Concerns Present:

Contamination: determine which sites need attention/investigation

Flooding: need to raise elevation of whole peninsula

A site that was previously a junk yard was capped and it's concerning, as well as,
a loading/fuel dock that was capped

The auto body shop is concerning

Ash Trees will die from emerald ash – if trees die water/flooding could erode the area by
the Christina River

Dumping on Peninsula (skaters maintain the skatepark)

Mitigated brownfields along Industrial St

Unmitigated brownfields along E 8th St

River pollution

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Areas around Babiarz park smell

Remediation past Fort Christina and Kalmar Nyckel, in 2012 Quarrying in Fort Christina

found no issues and clearance for archaeology, remediation has been completed

Capping issues

- 3. Future of the Peninsula in a No-Build Scenario** - the participants were given the scenario if nothing was done to improve or change the peninsula in any way (no-build scenario) where did they see the peninsula in the future and how would the no-build scenario affect their property, operations, or use of the peninsula.

Discussions included topics/issues that are not working currently and will continue to not work into the future:

Speed of traffic including truck traffic

Not much pedestrian use beyond Kalmar Nyckel

Unsafe for bikes and pedestrians

Dumping of concrete in middle area of peninsula

Flooding prevents future investments

Lack of new brownfields (due to cost)

Difficult to build foundation in this soil

Lack of public transportation

In no-build, peninsula will be under water – encroaching sea level with islands of fill areas

Christina River and Brandywine Creek will breach and connect creating an island

Hazardous waste issues of increasing inundation of brownfield sites

Lose functional businesses along Industrial St due to access issues (peninsula will turn into an island)

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Increased dumping

Lack of signage

Access to peninsula due to safety, flooding, lack of public transit, lack of bike lanes

Infrastructure deterioration

Discussions included topics/issues that are working currently or would be working in the future:

Skate park

Kalmar Nyckel Foundation

Challenge Program

Re-opening of Fort Christina Park

Christina River is navigable

Old Swedes

Solar Field can be moved

Several new building projects are possible

4. **Land Use/Zoning** – The participants were asked to discuss current land use/zoning versus the types of land use or zoning they would like to see in the future. Currently the zoning of the peninsula is waterfront commercial/manufacturing with some open space.

Discussions included adding to the peninsula the following:

Food options/restaurant/food trucks

Brewery

Restrooms

Parking with kiosks and amenities

Encourage science based businesses

W-3 encourage trade/job training



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Marina with restaurant with services such as fuel

Peninsula needs to tie into the neighborhood

Birding/native species viewing/educational areas

Business incubator

Open space

Active park land

Preserve history and complete archaeology studies

Preserve low intensity manufacturing

Bike trails along water with bike ferries

Use the water and clean up the river

Provide recreational areas

Shopping mall (destination oriented)

Retail (encourage new development for those who want to be on the peninsula first)

Dirt bike park

Reduce industrial use/growth

Theatre/Amphitheatre area for live concerts/shows

Remove businesses that are currently operating in prohibited uses

Extend the open space near Babiarz Park to encompass the entire "forested" area

Create park connectivity

W-4 is difficult to build when isolated and surrounded by W-3, W-2, and W-1

No zoning changes necessary

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5. **Recreational Amenities** – The participants were asked to discuss what recreational amenities they think would improve the peninsula. Ideas were given such as benches, trash cans, lighting, restrooms, landscaping, kiosks, historical markers, open space, parks, boat ramp, river taxi, and picnic facilities.

Discussions included agreement to add all the amenities mentioned plus adding to the peninsula the following:

Athletic Fields

Riverwalk

Use natural materials such as gravel for sidewalks, do not pave everything

Education stations for birds and waterfowl

Benches

Sidewalks/Trails

Scenic overlooks

Marina for small boats

Visitor's Center with parking lot and rest rooms

Historical and cultural markers

Directional, informational, and wayfinding signage

Public green space including areas for informational and educational kiosks

Change the name of Industrial Street

Indoor running track structure with fields and benches

Waterfront bike/ped connection around perimeter and across the neck of the peninsula

Kayak access

Boat launch with marina

Pedestrian lighting

Bike connections

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Hiking Trails

Boat area that connects to Kalmar Nyckel

Connection with the neighborhoods, both Eastside and Southbridge

Wetlands

Security cameras

Create a project like “Downtown Visions” and call it “Peninsula Visions”

Register the peninsula on GPS

Playground

Livable park

Create artistic trash can theme

Multi-use paths

Use solar powered lighting

Sail boat and jet skis use with a school to learn how to use them, including boat and jet ski rentals

Safe place for fishing with a bait and tackle store

Water park

Beer brewery

- 6. Transportation Network** – The participants were asked to discuss what type of improvements they see necessary. If the existing network is lacking a connection they were encouraged to mention it. Some ideas that were given to begin the discussions included making Swedes Landing Road and E 4th Street a full intersection with all movements, discussing the constraints of the E 7th Street underpass at the Amtrak crossing, the internal roadway network, the E 8th Street Amtrak underpass which could potentially allow for multi-use path access to the neighborhood, a bridge across Brandywine Creek to 12th Street, DART bus operations, and Bicycle/Pedestrian Improvements.

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Discussions included adding or improving the following:

Add clear pedestrian walkways

Add traffic calming to reduce speeding

Add dedicated bike paths from existing trails so you can get there without driving

Add DART bus stops (it is a long walk to the closest bus stop)

Improve the Old Swedes Landing intersection at E 4th St so you can make lefts out

Improve E 4th St itself so that access to the peninsula is safer and feels like a gateway

Improve the E 8th St underpass to reopen (it is closed because people would come under the viaduct and take pipes out of the building for scrap)

Improve lighting and sidewalk leading to and from Church Street to attract people

Add an electric vehicle charging station

Add the bridge across the Brandywine Creek

Add a separate bike lane along the peninsula and across the future bridge that is separated by a divider

Add internal roadways to break up amenities

Add dirt bike trail from Route 9 to keep dirt bikes off roadways

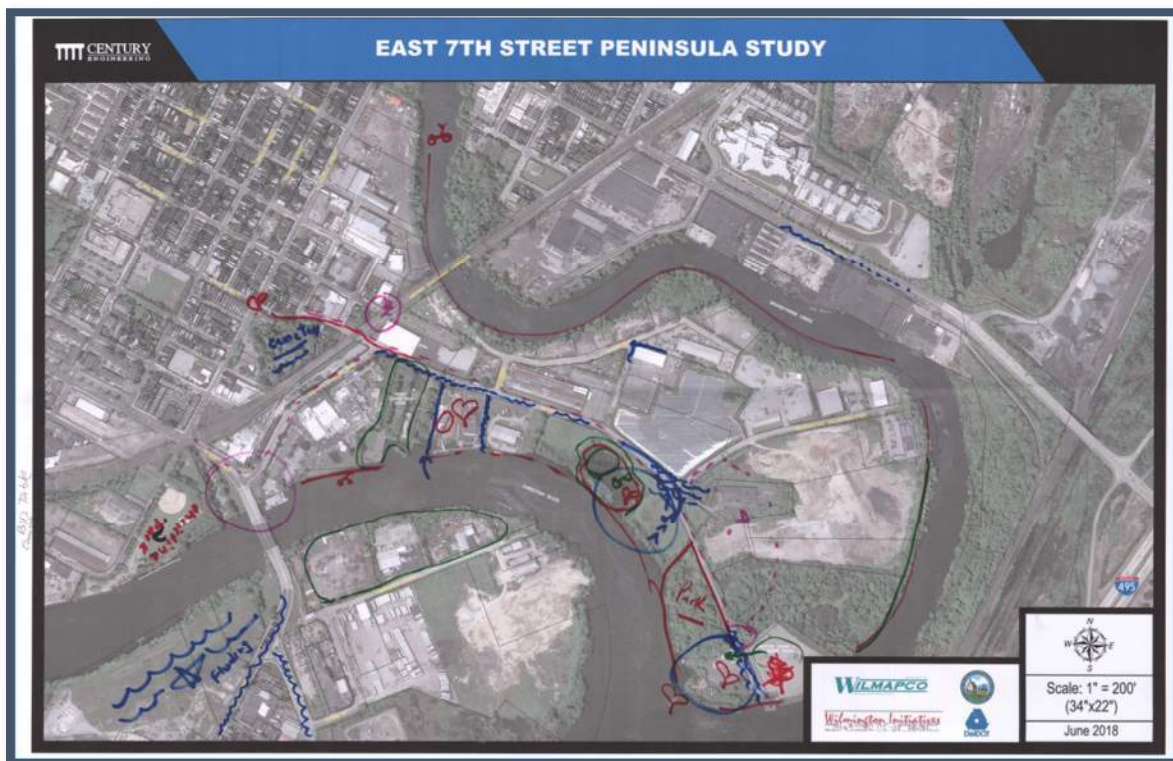
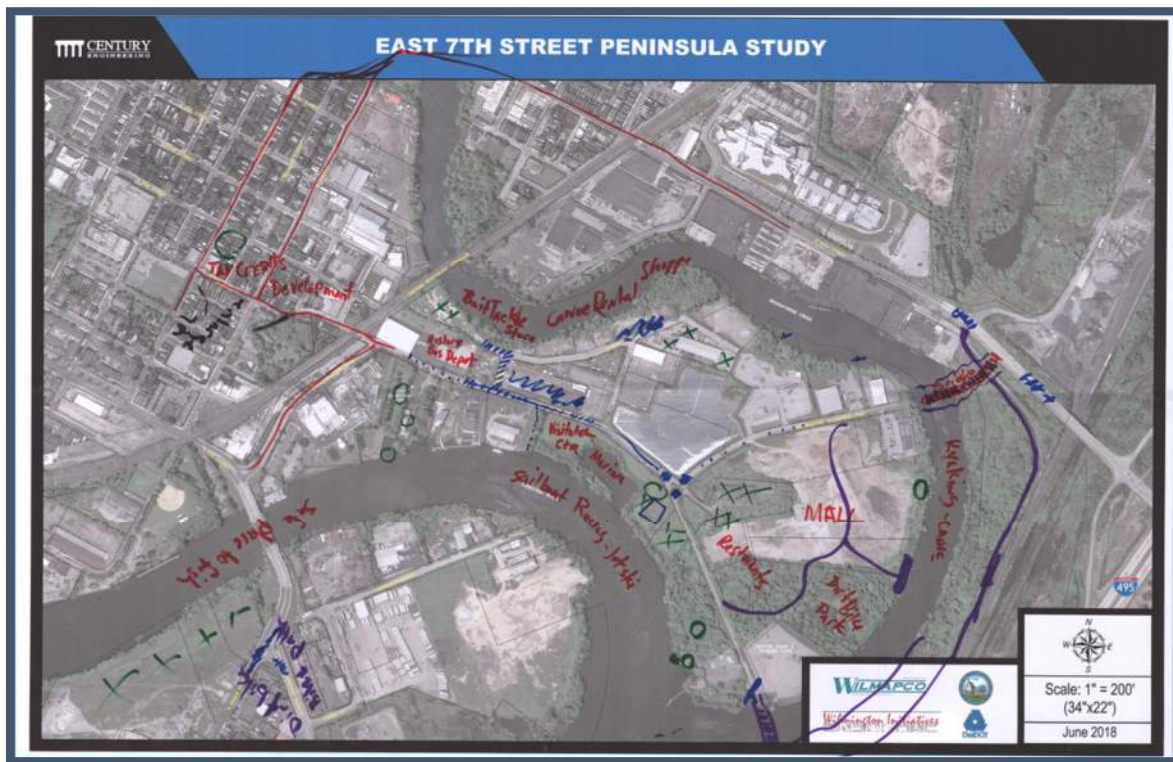
During the roundtable discussion the participants were encouraged to add their thoughts to maps of the peninsula. The results are color coded per topic as follows: Flooding is blue, environmental constraints and cultural/historic resources is green, Future of the Peninsula in a No-Build Scenario is red, Land use and zoning is orange, recreational amenities are pink and the transportation network is purple. There were six tables of participants. Five maps were used for the discussions. The sixth map was not used and sent home with a participant. The results were as follows:

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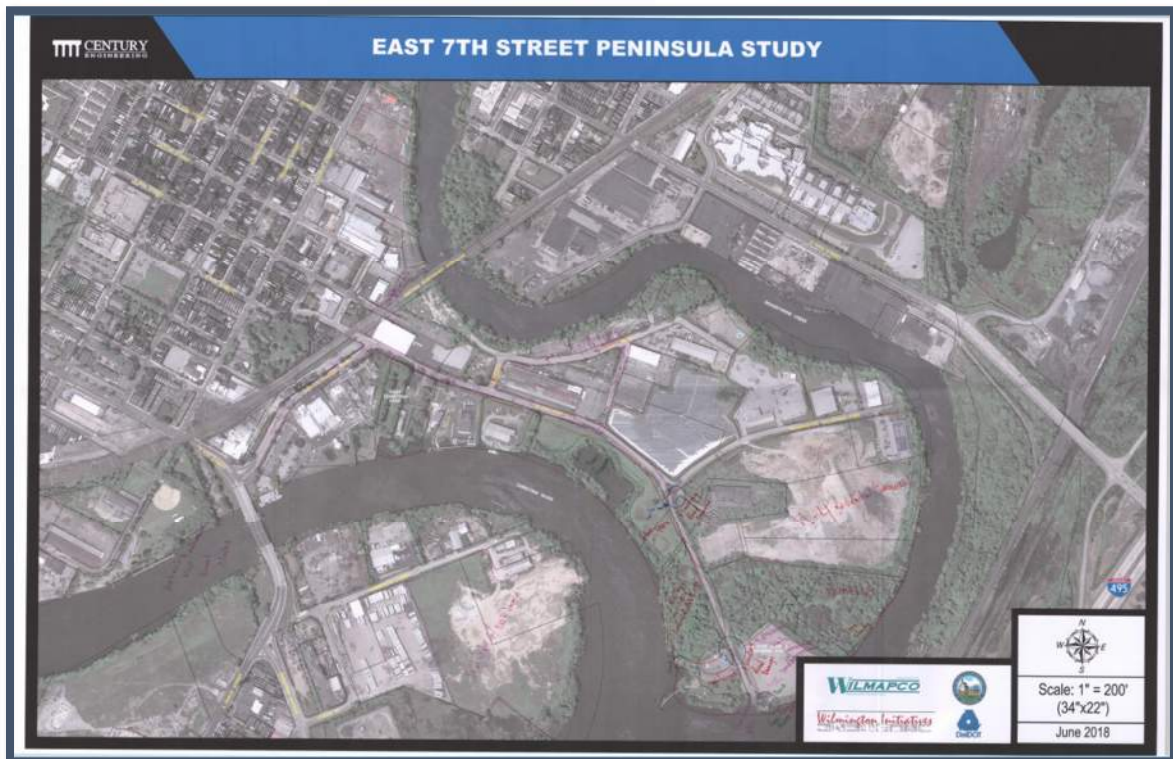
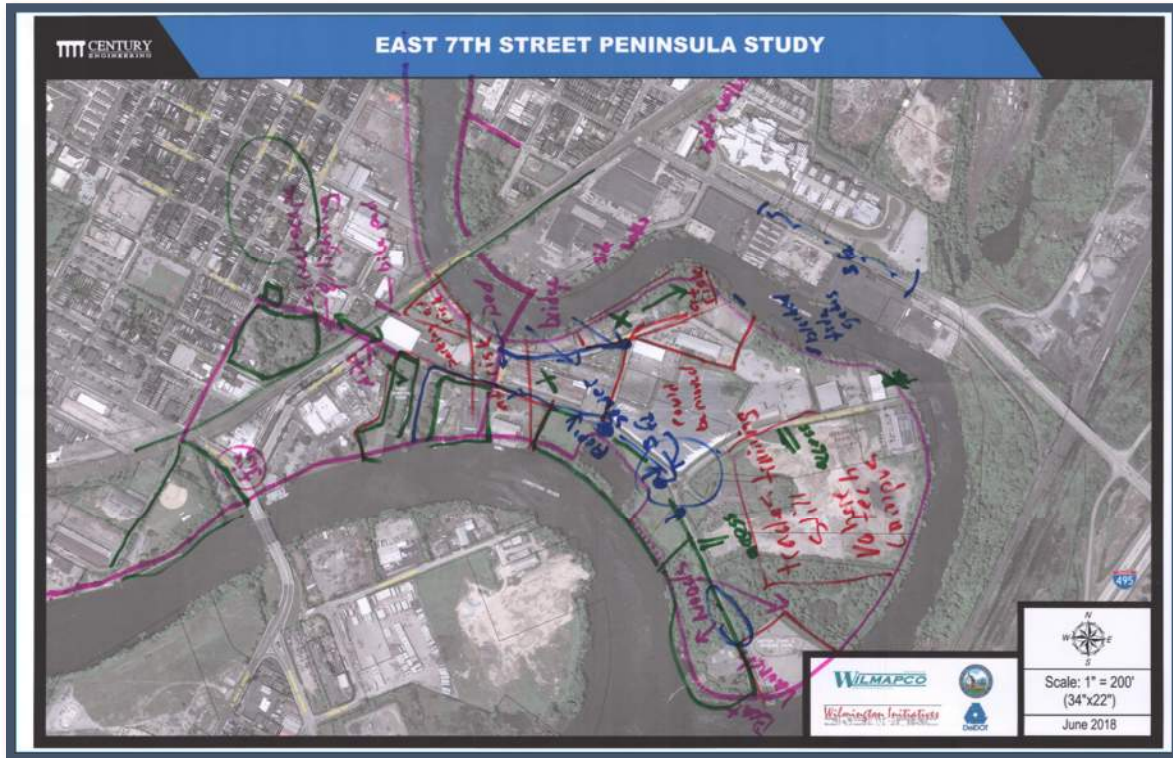


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