

Welcome!

Tonight's Meeting

6:30-7:00 PM - Open House

7-7:30 PM - Presentation

7:30-8:30 - Discussion



CLAYMONT AREA MASTER PLAN

Visioning Workshop

February 29th, 2024

Archmere Academy

6:30 PM



CLAYMONT
AREA MASTER PLAN

Agenda

Tonight

- Project Introductions
- Existing Conditions
- Tonight's Discussion
- Conclusion



Introductions

Who's involved?

Planning Partners

- Wilmington Area Planning Council (WILMAPCO)
- New Castle County
- Claymont Renaissance Development Corporation
- Delaware Department of Transportation (DeIDOT)
- Delaware Transit Corporation
- **The Claymont Community**

Consultants

Kittelson & Associates

- Project management, multimodal transportation analysis

RHI

- Land use planning

W-ZHA

- Market analysis

Introductions

The CAMP

What is a master plan?

A master plan is a document that identifies **general improvements** and **infrastructure needed** in a specific area.

-The American Planning Association

What is *this* master plan?

- An update to the Claymont Community Redevelopment Plan (2004)
- A vision for Claymont's future
- An opportunity to rethink transportation and land use for the future

Introductions

The Plan Area



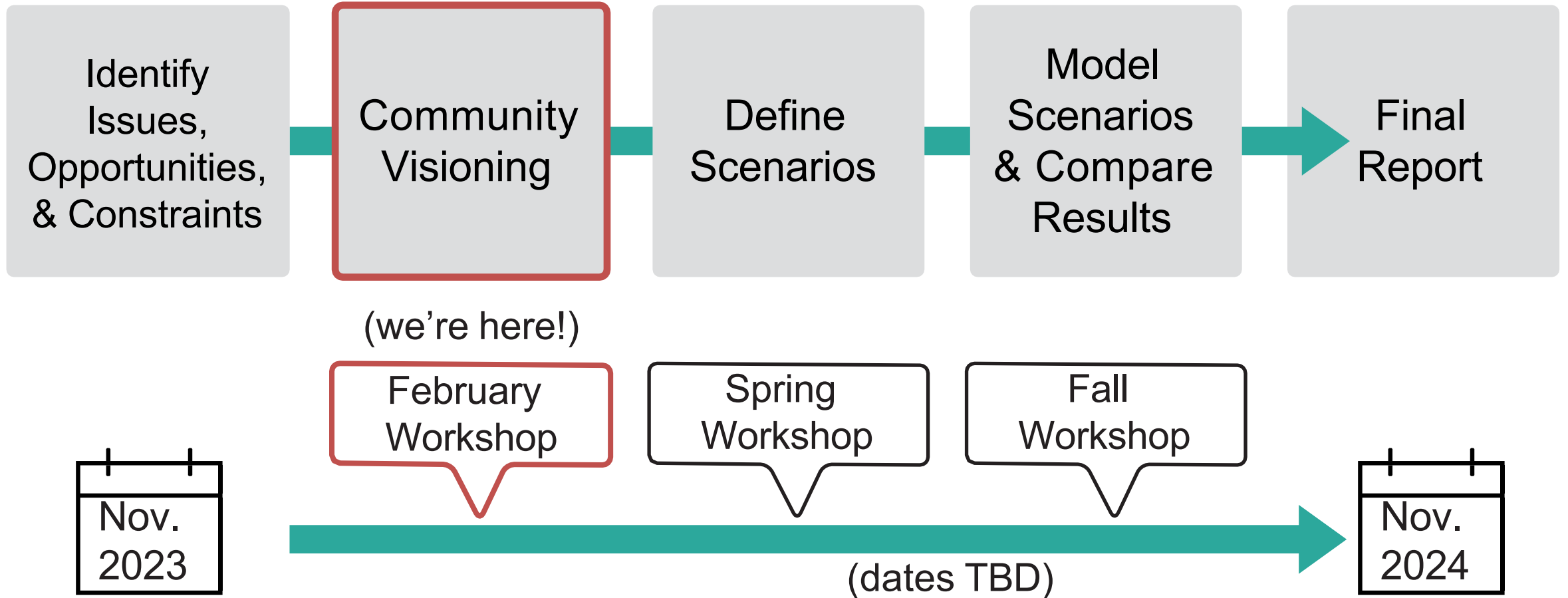
Bounded by:

- NW: I-95
- NE: I-495
- SE: Delaware River
- SW: Perkins Run, Hillside Rd, varies

Includes all of the Hometown Overlay Zone

Introductions

Process & Schedule



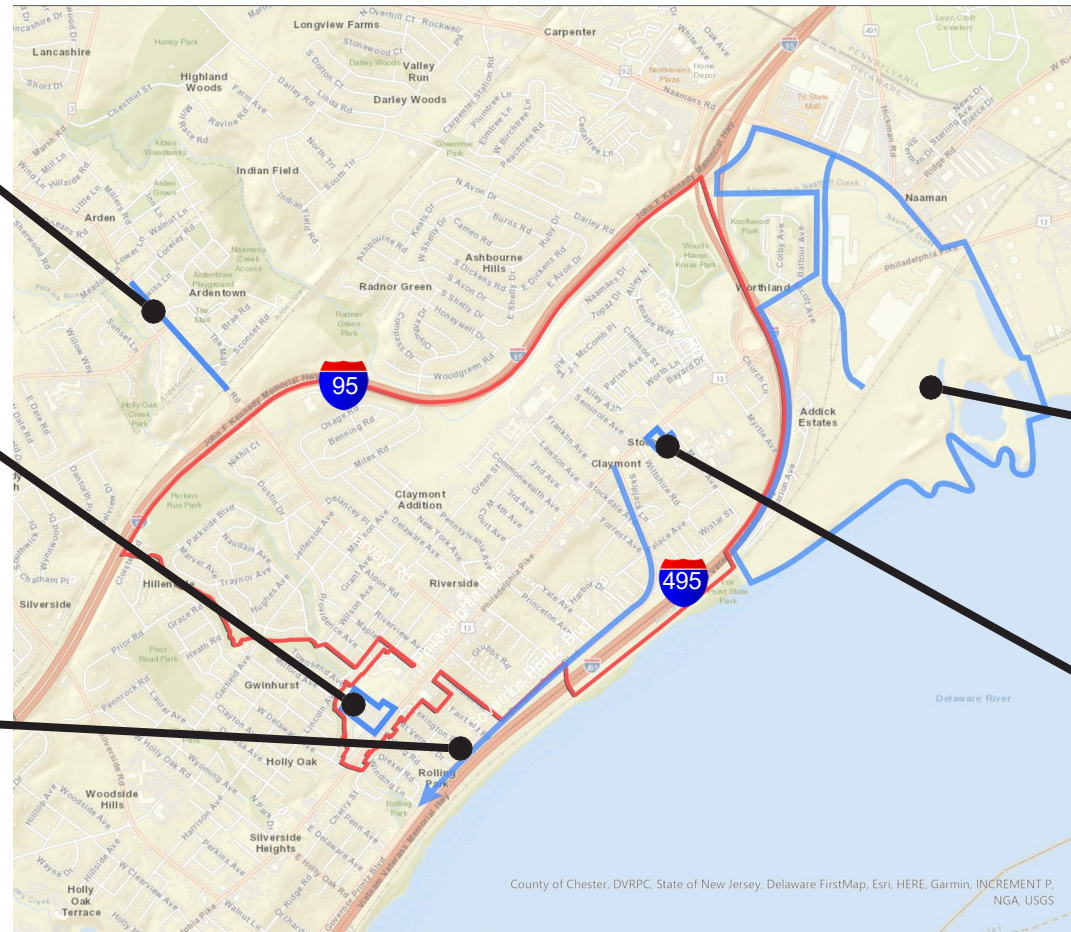
Introductions

Other Ongoing Projects

Harvey Road
Traffic Calming

2105-2107
Philadelphia Pike

Gov. Printz
Boulevard Road
Diet



First State
Crossing

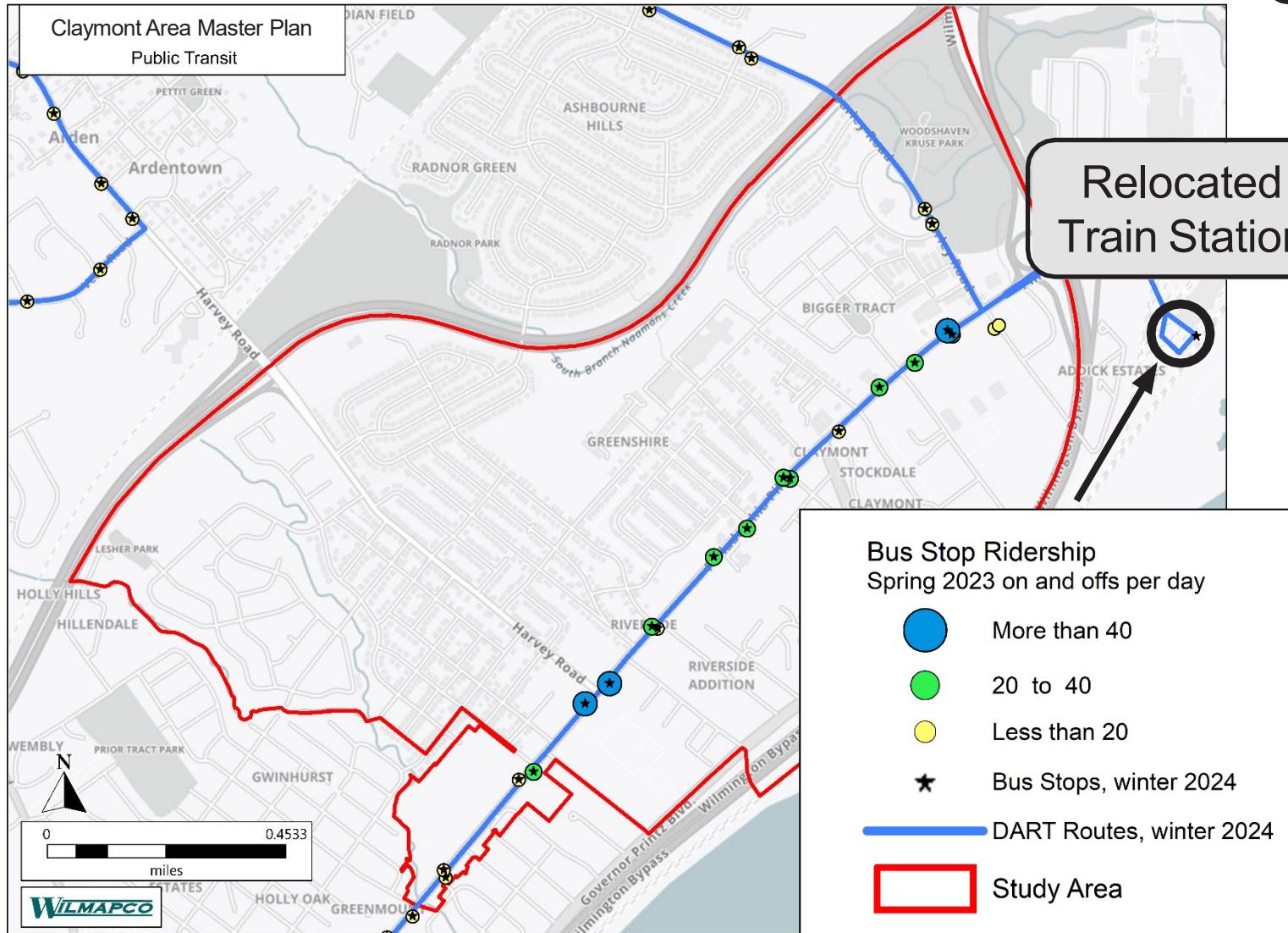
Philadelphia Pike
and Manor Ave, SE
Corner

Existing Conditions

- Where is Claymont today?
- What have we observed?
- What are Claymont's strengths?

Existing Conditions

Bus & Train



Key Takeaways

- Claymont served by **2 DART routes**
- Stops on **Harvey Rd and Philadelphia Pike** have most boardings
- **New train station** opened 3 months ago, about 1/2 mile NE of old facility

Existing Conditions

Biking & Walking

Key Takeaways

- Most streets have **connected sidewalks**
- Main **exceptions** are Governor Printz Blvd and adjacent neighborhoods
- Harvey Rd and Governor Printz Blvd are ranked “**high stress**” for cyclists
- **Philadelphia Pike scores better** in areas with fewer travel lanes

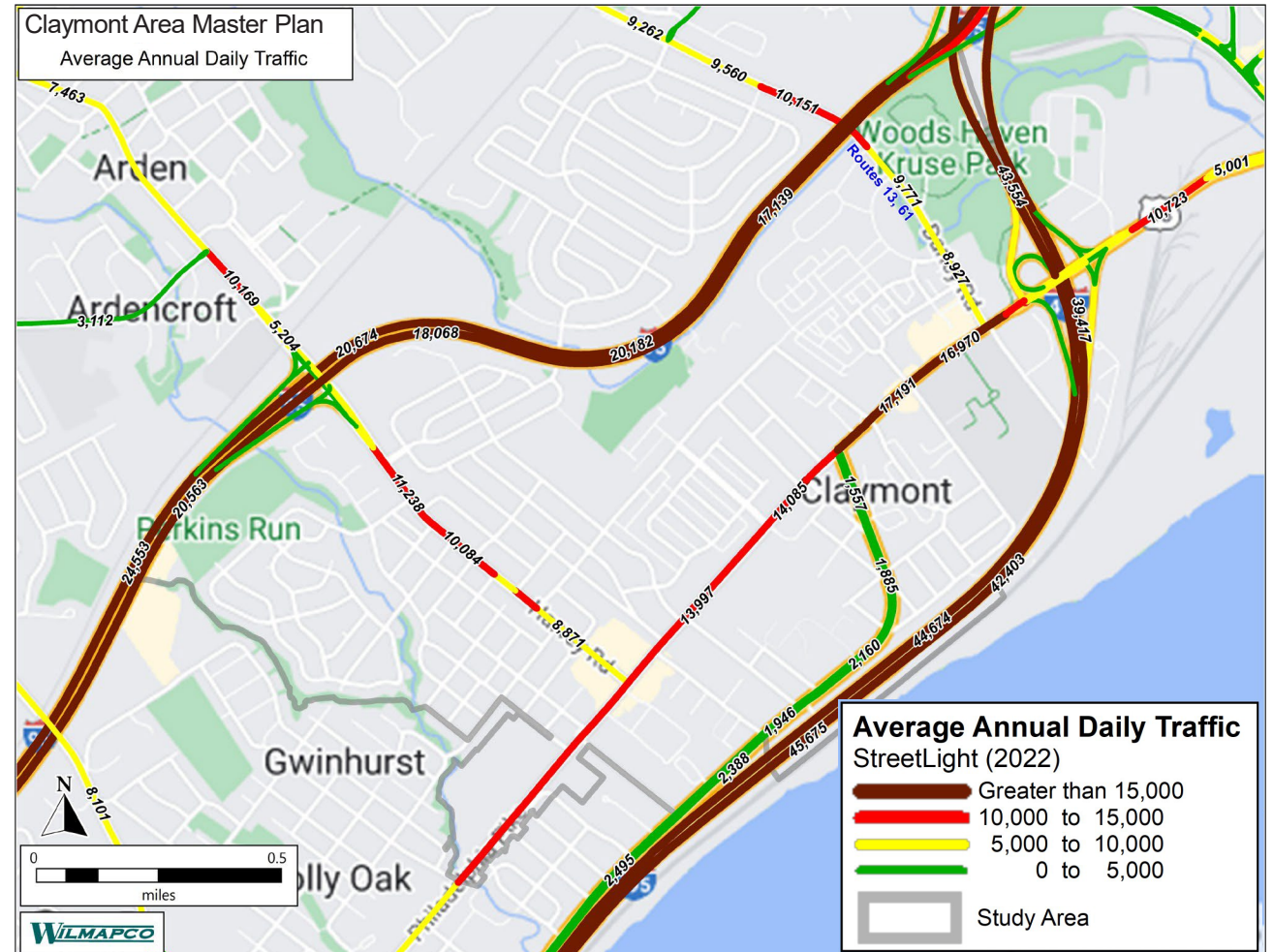


Existing Conditions

Traffic Volumes

Key Takeaways

- I-95 and I-495 bound the Plan Area and carry **regional traffic**
- Philadelphia Pike is **the Plan Area's busiest street** with about 15,000 trips a day
- Harvey Road and Darley Road carry **significant traffic to and from the highways**
- Governor Printz Blvd currently carries **relatively few vehicles**



Existing Conditions

Crashes

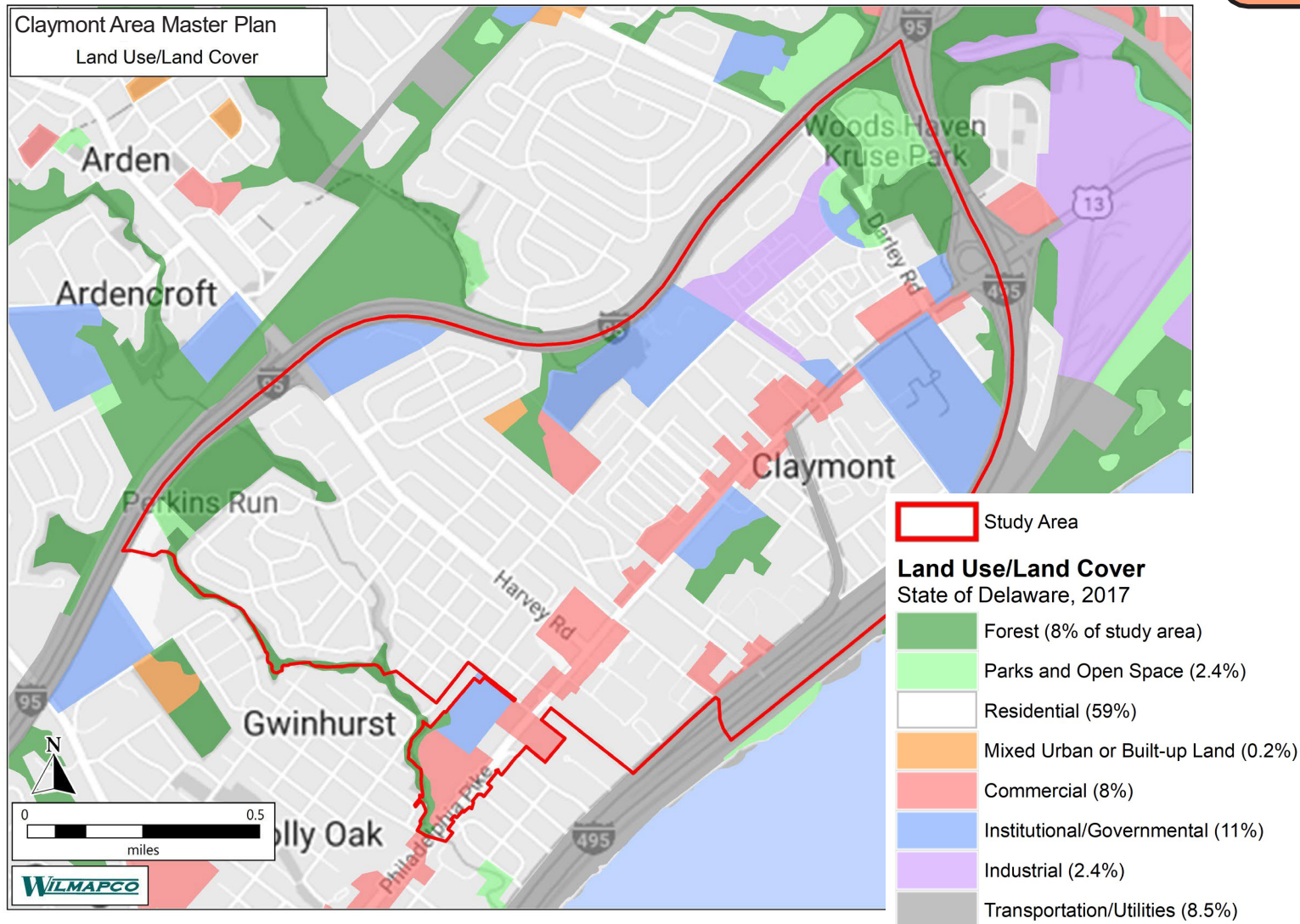
Key Takeaways

- **Philadelphia Pike sees the most crashes**, followed by Harvey Road
- The Philadelphia Pike-Harvey Road intersection has the **most crashes in the Plan Area**
- **10** crashes involved **people walking or biking**
- **2** crashes had **fatalities**



Existing Conditions

Land Use



Key Takeaways

- Claymont is a **mixed-use** community
- With **historic, connected** land use patterns
- And new growth (e.g., Darley Green)
- But few undeveloped parcels

Existing Conditions

Demographics and Market

Key Takeaways: Demographics

Since 2000:



Population up by 10.3%



Increasing racial and ethnic diversity



Proportion of bachelors degree holders has almost doubled

Key Takeaways: Market

- **Mixed-use investment** has occurred in the Plan Area, with more announced
- Market **demand is stronger near First State Crossing** and the new train station
- The Plan Area could support up to **200-300 new apartments** and **20-30 new townhomes**

Tonight's Discussion: Opportunities, Constraints, Goals

- What are Claymont's current strengths?
- What opportunities are there, and what constraints are there?

Tonight's Discussion

Small Group Breakouts

- Groups of up to 8 people
- Each group includes a facilitator/ notetaker



The major themes for the Plan are **transportation, land use, and urban design**

Conversation topics can include:

- Opportunities and constraints
- Bike and pedestrian (multimodal) links
- Observations, experiences
- Your goals and vision

Tonight's Discussion

Opportunities and Constraints

Opportunities represent the positive characteristics of the Plan Area, its untapped potential, and the future.
Some example opportunities are:

Regional connectivity via the highways and rail

Ongoing job growth and land use development

Established parks and small businesses

Constraints represent potential barriers to growth and characteristics that could use improvement.
Some example constraints are:

Narrow sidewalks and long, infrequent pedestrian crossings

High motor vehicle speeds

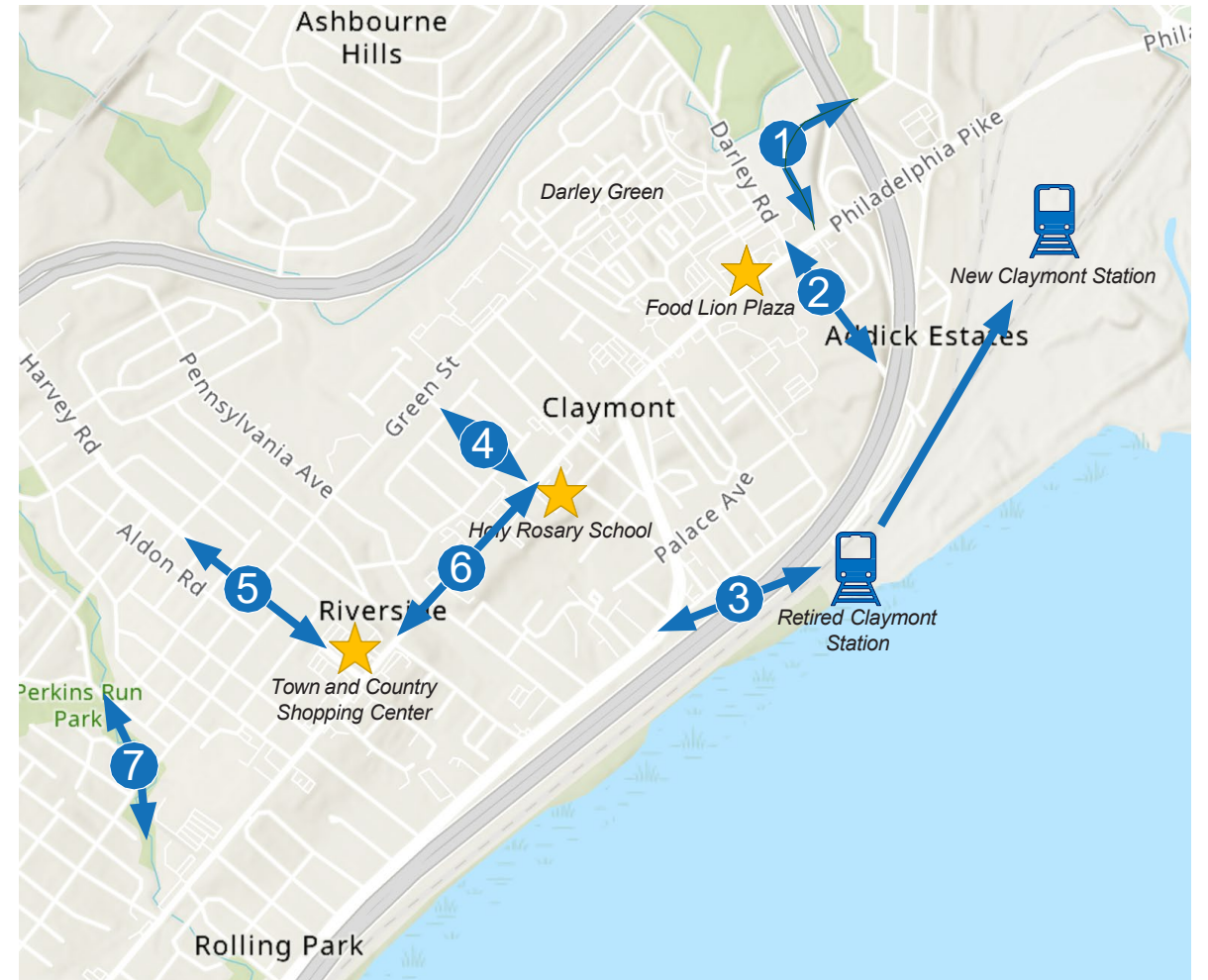
Train station moved further from population center

Tonight's Discussion

Potential Multimodal Links

- Making it safer and more enjoyable to get around via walking and biking
- Connecting starting points and destinations
- Opportunities for both new and upgraded connections

Where would you like to see more connectivity?



Tonight's Discussion

Group Questions

What do you like about Claymont today?

What are the things that concern you today?

If you had to choose your top two goals for what you'd want to see (or not see) come out of this process, what would they be?

Time to join breakout groups

~45 minutes for discussion

Didn't get to say something,
or have additional
questions? Reach out to:

claymont@wilmaco.org

Or visit:

www.wilmaco.org/claymont

