

Appendix C
Public Comments and Outreach

Shipley Street Revitalization Plan

1. How do you currently use Shipley Street (check all that apply)?

- 1** Main Entrance
- Employee Parking
- 2** Deliveries
- 3** Visit Businesses on Shipley Street
- Other⁵:
 - Alternate route south from 10th Street to MLK/I-95
 - 9th Street Book Shop borders 9th and Shipley Streets
 - Visit businesses on Market
 - As a traffic route
 - Exit from the Community Services Building
- 3** Back Entrance
- 4** Customer Parking
- 2** Trash Collection
- Live on Shipley Street

2. Please rate the following issues for Shipley Street on a scale of 1 to 5, with 5 being the greatest concern?

Issues	Not a problem				Major concern
	1	2	3	4	5
• Traffic congestion	6	3	2		
• Traffic volume	7	3	1		
• Pedestrian comfort and safety			3	3	5
• Traffic speeding	4	5	2		
• Availability of parking	2	1	7	1	
• Aesthetics of streetscaping	1			2	8
• Aesthetics of building facades			2	3	6
• Safety/security			3	5	3

- Other issues:
- Cleanliness
 - Sidewalk safety (basement entrances)
 - Delivery trucks

3. What is the greatest transportation issue that needs to be addressed along Shipley Street?

- Big trucks trying to turn onto Shipley Street from 10th Street
- Traffic calming
- Parking – availability to retail
- Wider sidewalks
- Pedestrian safety at night. Shipley is a dark street at night with the possible exception of the garage area at 9th St. A few years ago I was mugged on Shipley at 8th, after parking and on my way to the Grand. Darkness was the main culprit in addition to the lack of clean and safe team members on side streets. Also, friends have had car window smashed while dining.
- None – most use it as an alternative to Market. Traffic is light during the rush hours.
- Paving the street below 8th
- Pedestrian environment
- Appearance, trash collection, deliveries and restricting congestion
- Integrating the need for delivery vehicles with pedestrians

4. What transportation facilities and services are needed on Shipley Street?

1. Crosswalks and designated delivery areas
2. Pedestrian lighting as a functional element, sidewalk improvements
3. None
4. None
5. A system of attractive lighting
6. Street trees, planters and banners
7. Sidewalks trimmed in brick similar to Little Italy

5. Describe your vision of what you would like Shipley Street to be in the future?

- A fresh new look which is welcoming and pedestrian friendly. A street where utilities are beneath the ground and traffic calming is employed
- This is main city street with a strong history that is lacking today. A sense of place and history of the city should be the goals for refurbishing Shipley Street. Historical markers might be considered.
- Removal of surface parking lots, and a consolidation of many smaller lots to one large multi-story garage. Demolition of buildings without plans to build another structure immediately should be banned. The number of parking spaces should be capped. Entrances to businesses on Market from the Shipley side. Lighting of the building facades, and the use of white street lights; the amber lights create a harsh effect and make the surroundings appear more menacing. Promote conversion of unused space above retail as rentable living space. Shipley should be filled with apartment buildings and apartments above the current retail. Although, rentable retail space should be limited so as not to compete with Market Street, and create duplicate services.
- An efficient paved street with metered parking on one side and loading zones on the other for deliveries, pick-ups and trash collection. In other words, a basic back door street. No new landscaping needed. No concept changes necessary.
- Good pedestrian and vehicular access to economic activity nestled within and connecting the more primary Market Street and Orange Street corridors.
- An attractive, functioning street.
- To have a pedestrian orientation similar to west side of the 900 block that still allows businesses to get deliveries and function as businesses as you need to minimize deliveries on Market Street.
- Clean, safe, smooth streetscape like Little Italy, trees

Notes from January 7, 2004 “Walking Tour” Meeting

GENERAL ISSUES

- Connections to Market and Orange Streets (west/east) important and must be part of study area
- Shipley Street is used to reach Martin Luther King Blvd. (a relief route to King Street) and I-95
- Area has high visibility for visitors making appearance and safety important
- Functions as an alley for Market and Orange

PEDESTRIAN ISSUES

- Make pedestrian crossings more visible. Add signs
- Narrow east side – conflicts with utility poles, stairwells...
- Few pedestrians south of 8th Street
- Fire egress issues
- Vehicles violate crosswalks
- Utility poles
- In the area of 8th and 9th and Shipley streets, there is an East/West movement of freight and a North/South movement by pedestrians
- Underground vault exploration needed prior to sidewalk construction
- Building Access – constraints for streetscape
- 6th @ Springfield College - pedestrian/auto conflicts
- Pedestrians cross at all points - ill-defined crosswalks
- Maintain open sidewalk on at least one side during construction projects

LIGHTING, UTILITIES AND SECURITY

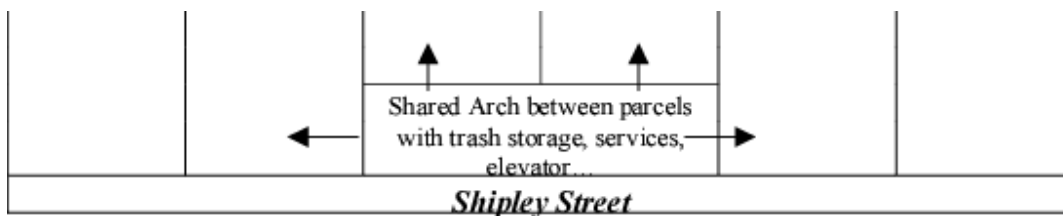
- Privately owned (not city)
- Additional lighting needed
- Some areas under surveillance
- Poles limit the width of sidewalks, particularly on the east side
- Clean and Safe Team patrols Shipley, yet area not perceived as safe

AESTHETICS/VISUAL ISSUES

- Consistent lighting needed
- Trash – improper containment – more bins encourage more trash
- Need proper trash containers, screening and enforcement
- Nice architecture obstructed by visual clutter (wires, poles, containers)
- Facade(s) improvement
- Parking garage is valuable location– short term visual improvements and possible redevelopment site (including more first floor retail)
- Retail won't succeed without more residents; area won't attract more residents unless it is cleaned up

LAND USE

- Vacant property on Market between 4th to 5th – new residential apartments with first floor retail will be under development soon
- Planning underway for mix use retail/apartments at 701 Shipley Street
- Ship Tavern under construction with apartments and retail
- Parking Garage being renovated, prime location makes idea for additional first floor retail
- Rumor exist about new parking garage planned for 900 block of Shipley, but City has not receive any plans for this
- Fire egress is a challenge for individual parcels, potential to share between adjacent parcels
- Presence of underground vaults, mechanical rooms, underground storage, etc. limit possible landscaping and work on sidewalks
- Shared utilities make undergrounding wires challenging



VEHICULAR USE

- Truck unloading – double parking an issue – no enforcement
- Enforcement issues in construction zones
- Meter parking – same cars all day
- Widen sidewalks on east side, provide on street parking on east side, and eliminate on street parking on west side
- Remove parking meters and replace with centrally located meter machine to reduce clutter
- Roadway surface poor quality
- Stacking issue onto Martin Luther King
- Illegal parking at intersections blocks visibility – possible bumpouts - watch loading zone conflicts
- Clearly identify loading zones
- 4th street signal backs up past 5th near Springfield College
- No perceived signals needed

TRANSIT ISSUES

- Shipley Street previously has bus service
- Merchants like it as a bus route because transit gives better customer access
- Consider trolley along Shipley Street

How to get involved:

- Attend the walking tour of Shipley Street, January 7 (10 a.m., Community Services Building, 100 W. 10th St). Tour will be held inside as a slide show if weather is unpleasant.
- Mail or fax back the attached survey.
- Schedule an individual interview. Call 302.737.6205.
- Attend the "Open House" Design Workshop on January 28 between 10 a.m. and 5 p.m. at the Delaware College of Art and Design (600 N. Market Street).

A partnership of WILMAPCO,
the City of Wilmington and
DeIDOT.

Creating a Safe, Attractive and Viable Commercial and Residential Environment

Shipley Street Revitalization Plan

Help improve Shipley Street!

Help us identify public streetscape improvements to support commercial and residential development initiatives along Shipley Street from 10th Street to Martin Luther King Boulevard.

Shipley Street serves as both the "back door" for businesses fronting onto Market Street and as a potential economic development corridor for the City. For existing businesses, it functions as a service road, or alley. Trash collection and utilities are along the corridor, as well as parking for customers and employees. Yet, the supply of vacant buildings, available parking and central location potentially make this neglected street attractive to new businesses.



The appearance of some parking has been improved with landscaping and attractive fencing.

Already, many examples of beautiful architecture, landscaping and streetscaping line the street which is home to restaurants, colleges, a church, and other businesses and nonprofit organizations. The Community Services Building and the Ships Tavern District are attractive anchors at either end of the area. However, vacant buildings, exposed garbage cans, and deteriorating building facades and infrastructure make this street inhospitable for pedestrians, business clientele, and potential new businesses.

For information call WILMAPCO at
302.737.6205 or visit www.wilmapco.org



A view looking north on Shipley Street

Possible strategies

By improving Shipley Street, we hope to:

- Enhance the commercial success of the corridor by ensuring a pleasant experience for business patrons
- Enhance the experience of pedestrians in the corridor
- Preserve and enhance historic buildings, streetscape, and architectural features
- Achieve these goals affordably so that business and property owners are benefited rather than burdened by the revitalization process

Possible strategies include:

- Enhancing rear building entrances and facades
- Removing obstacles for pedestrians
- Burying utilities
- Improving the appearance of vacant buildings
- Installing consistent streetscaping
- Minimizing the visual impact of trash storage
- Encouraging public art and landscaping
- Minimizing the visual impact of parking

Mark your calendars...

January 28, we will hold an open house design workshop between 10 a.m. and 5 p.m. at the Delaware College of Art and Design. This intensive planning session is designed to stimulate ideas and involve the public. This process offers you the unique advantage of giving immediate feedback to the designers while giving mutual authorship to the plan by all who participate. The community works side by side with professional architects, planners, and transportation engineers in a process that is quick, effective and fun.