

North Claymont Area Master Plan

Advisory Committee Meeting

December 8, 2015, 6 p.m.
Claymont Community Center

AGENDA

- I. Introductions (6:00-6:15 PM)
 - A. Project Partners
 - B. Consultant Team
 - C. Advisory Committee: Please introduce yourself and tell us one question you would like answered, or your major concern or desire regarding the NCAMP.
- II. Project Overview (6:15-6:30 PM)
 - A. Prior work (Task 1 - existing conditions and the real estate and economic assessment) – See handout
 - B. Outline of Tasks 2-5.
- III. Discussion (6:30-7:25 PM)
 - A. Brief summary of what we have heard so far regarding North Claymont today. What are we missing?
 - B. Activity: The Future of North Claymont – See worksheet
 - a) (15 minutes) Please work with 1-2 other people to discuss and decide on:
 - (1) Two things you want to see for this area and two things you do not want to see in the future, related to the categories listed.
 - (2) The 2-3 most critical elements out of those that you listed.
 - C. Discussion of current plans in the area – strengths and weaknesses
 - D. Are there places that you have seen elsewhere that might serve as examples of what you might want to see here?
 - E. What is the best way to engage residents and other stakeholders in this area?
 - F. Is there anything else you think we should know, or anyone else we should be speaking with?
- IV. Next Steps (7:25-7:30 PM)
 - A. January Public Workshop

Project Contact Information

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NORTH CLAYMONT AREA MASTER PLAN



What We've Learned So Far

Strengths of the Study Area

- Location
- Transportation (rail/interstate access)
- Mix of uses, including long-standing neighborhoods
- History
- Proximity to industry
- Size

Weaknesses of the Study Area

- Reintroducing industrial uses may require permits and enhanced rail access
- Some areas feel "dead"
- Some areas are perceived as being unsafe

NORTH CLAYMONT AREA MASTER PLAN (NCAMP)

Advisory Committee Meeting #1

December 8, 2015

6:00-7:30 PM

Claymont Community Center (3301 Green St, Claymont, DE 19703)

Attendees

Advisory Committee

- Alex John, Delaware County Planning Department'
- Anita Sterling, Ashbourne Hills
- Babak Golgolab, Claymont Community Coalition
- Barbara Harbin, Commercial Development Company (CCC)
- Beth Kloetzer, Claymont Library
- Beth Sellers, Claymont Community Center
- Bill Creighton, Oceanport
- Bob Byrd, Byrd Group
- Brittany Carter, Sunoco Logistics
- Carolyn Mercadante, Claymont Historical Society
- Danielle Carrozza, Eagle One
- Dee Whilden, Analine Village
- Francis Barry, Stockdale
- Jim Tevebaugh, Tevebaugh Associates
- Jim Thornton, Claymont Community Center
- John DeCostanza, DRAC
- John J. Skehan, Claymont Community Center
- Kimoko Harris, ILA
- Leo & Lyndie Mozzoni, Naamans Beverage
- Lisa Stapleford, Oceanport LLC
- Mark Baillie, Addicks Estates
- Maureen Smith, Stockdale Civic Association
- Micky McGene
- Mike Leventry, Delaware County (PA) Planning Department
- Peter Kopf
- Reverend Edwin Pease, Church of the Ascension
- Rob Cameron, Claymont DRAC & Civic Association President
- Shirley Ibrahimovic, Knollwood
- Sophia Tarabicos, Tarabicos Grosso, LLP
- Terri Kelly, Eagle One
- Tiff Weinkopff, Addicks Estates
- Vernalee Frey, Claymont Historical Society

PMC

- Tigist Zegeye, WILMAPCO
- Heather Dunigan, WILMAPCO
- Dave Gula, WILMAPCO
- Brett Sadler, Claymont Renaissance Development Corporation (CRDC)

Consultant Team

- Meredith Judy, Rhodeside & Harwell (RHI)
- Jennifer Koch, Rhodeside & Harwell (RHI)
- Jeff Riegner, Whitman Requardt (WRA)
- Sarah Woodworth, W-ZHA

Agenda

- Introductions (6:00-6:15 PM)
- Project Overview (6:15-6:30 PM)
- Discussion (6:30-7:25 PM)
- Next Steps (7:25-7:30 PM)

Meeting Notes

Introductions

1. Heather introduced the agencies: WILMAPCO, CRDC, New Castle County, other agencies, advisory committee
2. Meredith introduced the consultant team
3. Heather described the study area: Claymont Steel, industrial area north to the PA state line, Tri-State Mall, Northtowne Plaza, residential areas
4. Advisory committee introductions: Members were asked to introduce themselves and say in ten words or fewer what they believe to be the priority issue for the NCAMP
 - Reverend Edwin Pease (Father Ed): residential development
 - Rob Cameron: jobs
 - Barbara Harbin: jobs
 - Dee Whilden: traffic
 - Shirley Abramovich: clean air
 - Dave Gula (on PMC): improved train station
 - Sophia Tarabicos: make the area more of a town
 - Maureen Smith: see Claymont grow and be a better place to live
 - Jim Tevebaugh: identify and put a value on the historical context of the community
 - Bob Byrd: redevelop the steel plant to the best of its ability
 - Lisa Stapleford: more jobs, and support existing businesses
 - Babak Golgolab: make this a true community effort
 - Beth Sellers: build on revitalization that has already happened
 - Leo and Lindie Mazzoni: more jobs
 - Protect and strengthen small businesses

- Carol Mercadante: concern about increased truck traffic and impact to historic properties
- Jim Thornton: provide social services and support of historic resources, as well as jobs
- Beth Sellers: residential improvement, jobs, historic preservation
- Terry Kelly and Danielle Carrozza: provide financial support for businesses
- Alex John: transit
- Anita Sterling: better quality of life
- John J. Skehan: better quality of life
- Mike Leventry: alignment for East Coast Greenway
- Kimoko Harris: port to generate good jobs
- John DeCostanza: diversified plan that economically resilient and honors working class spirit
- Mark Baillie: how will new train station work?
- Tiff Weinkopff: transit and quality of life
- Brittany Carter: here to listen and learn

Project Overview

1. Brett: Introduction and background to the project

- The NCAMP is an opportunity to create a unified plan for the North Claymont area. The need for a unified vision is evidenced by the many different plans and activities underway in various parts of the study area. This includes the continued decline of Tri-State Mall, redevelopment plans for the Evraz Steel Mill site by the Commercial Development Company (CDC), and relocation studies for the Claymont Train Station.
- As part of the master planning process, we will ask ourselves how redevelopment of key sites can create jobs, protect the environment, and improve quality of life.
- The master planning process will last approximately nine months.
- This is a cross-border partnership with multiple agencies and jurisdictions, including Delaware County.
- The advisory committee has the opportunity to discuss what they would like to see in the study area and help shape the planning process.
- Expressed appreciation for the support of the community.

2. Heather: Summary of existing conditions

- WILMAPCO has looked at existing conditions over the last several months. The summary report is available online.
- The report summarizes:
 - Land use and zoning for the area (over 800 acres zoned industrial).
 - **Key statistics: residents and jobs (redevelopment projects should help reverse downward job trends)**
 - Transportation:
 1. Three DART routes (the 1 is the busiest route in the state), one SEPTA route (their busiest suburban route).
 2. Claymont SEPTA station and its attendant parking, security, and ADA problems. DART is doing a separate study to relocate the train station.
 3. Current counts show no congestion, but there are opportunities for improvements like traffic signals. (Note: The new Wawa opened after the counts were done.)
 4. Very few connections for people walking and biking

5. East Coast Greenway is planned for the area – potential tourism component
 - Two historic sites: Robinson House and Hickman Row
 - Forests, wetlands, floodplains: Delaware Coastal Zone Act restricts only SOME industrial uses, and requires permits for others
 - The study team will look at the CDC proposal as one scenario for the area, and will also consider several other scenarios. The goal is to redevelop the area in a way that creates the most economic benefit for the community.

3. Sarah: Market Assessment summary
 - Everything happening in Claymont is very exciting.
 - Steel plant will soon redevelop.
 - Train station relocation provides a new development opportunity.
 - Tri-State Mall is well positioned for redevelopment or reinvestment.
 - Sunoco Logistics plans to be the largest natural gas complex on the east coast, and is likely to spawn allied businesses in the study area.
 - Remarkable transportation network provides potential for warehousing/logistics: potential for 300-600,000 square feet, with 120-150,000 square feet of flex industrial.
 - Darley Green is doing well, so it may be possible to add 450-800 dwelling units within the study area in the next 10 years.
 - Retail should focus on the Naamans Road interchange, at 300-500,000 square feet.
 - [There is also a potential for office use, which was inadvertently left out of the summary.]
 - The area is large enough to support a number of these uses.

4. Meredith: Process
 - We will develop goals through focus groups, advisory committee coordination, and a public process.
 - Multiple scenarios will be considered. We will recommend an alternative that best meets the interests of everybody.
 - The advisory committee will meet 5 times to guide the course of the study and provide feedback. Future advisory group meetings will include topics such as:
 - Initial scenarios
 - Evaluation of scenarios
 - Refinement of scenarios
 - Recommendations
 - There will be three public workshops/meetings, the first of which will be held in January 2016.

Discussion

1. Jenny: What we've heard so far
 - Shared high-level summary of what we've heard so far.
2. Small group discussion:
 - Participants were asked to work with 1-2 other people to discuss and decide on:
 - Two things you want to see for this area and two things you do not want to see in the future, related to the categories listed.
 - The 2-3 most critical elements out of those that you listed.
 - Participants filled out a work sheet as individuals and/or groups.
3. Small group discussion report:

- Each group was asked to report back on the critical elements that they chose. Economic and business development were the most frequently mentioned topics. Group findings are summarized in the table below. Findings from all worksheets are included at the end of this document.

With regard to...	I want to see.../I see an opportunity or need for...	I do not want to see.../ I am concerned about...
Neighborhoods & Community Development	<ul style="list-style-type: none"> • Resolution of community safety and stability issues 	
Economic Development & Businesses	<ul style="list-style-type: none"> • Small business support • Support for industry • Medical/teaching facility • Job-producing retail • Job training center • Locally-owned restaurants, bakeries, coffee shops • Potential big retailer at Tri-State • Satellite campus 	<ul style="list-style-type: none"> • Fast food restaurants • Massage parlors, payday loan places, dollar stores
Transportation & Connectivity	<ul style="list-style-type: none"> • Safe sidewalks • Connected and safe transportation network • Bike paths to train station • Extend SEPTA route 113 to train station • Connect neighborhoods • Consistent transportation • More train service • Transit-oriented development (TOD) 	<ul style="list-style-type: none"> • Heavy truck traffic
Urban Design	<ul style="list-style-type: none"> • Density controls • Gateway enhancements at state border • Buildings that reflect community context • Limit parking lots, esp. visibility • Continue Darley Green design guidelines • Transit-oriented destination, not a pass-through • Create main street entrance to Claymont on Philadelphia Pike 	
Recreation	<ul style="list-style-type: none"> • Use waterfront for recreation, e.g., river walk • Ice rink • Indoor facilities for kids • Indoor and outdoor recreation facilities • Inventory of recreational programs and facilities 	
Environment	<ul style="list-style-type: none"> • Plantings that support the environment (e.g., by removing pollutants from soil or providing buffers) 	<ul style="list-style-type: none"> • Pollution
Other: Housing	<ul style="list-style-type: none"> • Affordable housing • More homes • Condos (with restaurants) overlooking the river 	

Other	<ul style="list-style-type: none"> • Community support for good development – come out to meetings for plans you support 	
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A summary of findings from all worksheets can be found at the end of this document.

2. Jenny: If you have examples of things you might like to see here (e.g., where other places have done something well), or if you have other comments you'd like to share, please tell the project team by email, phone, etc.
3. For the public workshop visioning session in January: how can we best engage residents and other stakeholders? The project website and Facebook page are already set up.
 - Reach out to civic association presidents to send mass emails to residents
 - Send email flyers to the advisory committee members for forwarding/distribution (Note: Please contact Heather if you would hard copies to distribute.)
 - Contact the Community Center and staff will distribute information
4. Other comments/questions:
 - For the public meeting, an advisory committee member suggested an open house format with more than one presentation time in order to accommodate a variety of work schedules
 - Question: Have any studies been done to determine how many jobs could be supported in the North Claymont Area?
 - i. Sarah: Each scenario will be evaluated with respect to the number of jobs that may be created.
 - ii. Heather: The team can check with the Delaware Economic Development Office (DEDO) to see whether any studies have been conducted that answer this question.

Appendix: Worksheet Summary

Worksheet responses from all attendees were compiled and summarized. Categories below were created based on responses provided by the Advisory Committee members.

Neighborhoods & Community Development

I want to see.../I see an opportunity or need for...

Safety	8
Good access between neighborhoods and train station/ downtown	4
Walkability	3
Greater support for Analine Village	2
Destination	1
TOD	1
More/better restaurants	1
Maintenance of streetscape	1
Improved community amenities (e.g., community center, community groups)	1
Enforcement of existing county code	1
Community groups	1

I do not want to see.../I am concerned about...

“McMansions”	2
Subsidized housing	2
Congestion	2
Businesses	1
Safety	1
New foot traffic without a purpose	1
Trailer park	1
Overgentrification	1
Walkability/Bikeability	1
Passthrough traffic	1
Low density housing	1

Economic Development & Businesses

I want to see.../I see an opportunity or need for...

More restaurants, bakeries, and coffee shops	14
Small and local business support	6
Blue collar jobs / Port	5
Entertainment-based businesses	4
Support for industry and allied manufacturers	4
Medical/teaching facility	4
More retail (both for jobs and shopping needs)	4

Job training center / tech school	4
Regional anchor store (e.g., Ikea or Costco)	3
Satellite campus	3
Riverfront businesses	2
Development around train station	1

I do not want to see.../I am concerned about...

Massage parlors, payday loan operations, dollar stores	14
More fast food restaurants	6
Big box stores	5
"Megamall"	3
Port	2
Bars	1
Empty retail locations	1
Pollution from industry	1
Strip mall	1

Transportation & Connectivity

I want to see.../I see an opportunity or need for...

Bicycle and pedestrian safety and connectivity	9
Enhanced and/or relocated train station	8
Better/more local public transportation (e.g, bus or jitney)	4
Transit-oriented development (TOD), including bus hub	4
Convenient and safe walk to train station	3
More/better train service	1
Port	1
Accessibility	1
Gateway enhancements	1
More cabs or similar options	1
Road improvements	1

I do not want to see.../I am concerned about...

Heavy freight/truck traffic	5
Congestion	3
Lots of surface parking (e.g., at train station)	1
Restrictions on freight traffic	1
Focus on vehicles	1

Urban Design

I want to see.../I see an opportunity or need for...

Design that encourages connectivity, including walking and riding a bicycle	4
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Retain some historic buildings and feature historic themes	4
Enhanced streetscaping (e.g., create tree-lined boulevard on Philadelphia Pike)	3
Design that uses views to the river	3
Mixed use development	2
Buffers from industry/freight movement	2
Continue Darley Green design guidelines	1
Modern architecture	1
River access	1
Accessible design	1
Demand quality in design and materials in every project	1
Higher density uses for waterfront	1
More flexible green space	1
Design that blends with existing buildings	1

I do not want to see.../I am concerned about...

Lots of surface parking lots	2
High rise buildings	2
Too much modern design	1
Density control	1

Recreation

I want to see.../I see an opportunity or need for...

Use waterfront for recreation, e.g., river walk and/or marina or docks	12
Indoor recreation facilities, e.g., gyms	8
Parks/Green spaces	6
Sidewalks/paths/trails	5
Outdoor recreation facilities, e.g., playgrounds and ball fields	4
East Coast Greenway continuation	4
Ice rink	3
Extend Fox Point Park to Marcus Hook	2
Inventory of recreational programs and facilities	1
Travel sports facility with hotel	1
Skate park	1

I do not want to see.../I am concerned about...

Expansion of Port along waterfront	1
Greenway expansion in front of industrial properties	1
Passive parks	1

Environment

I want to see.../I see an opportunity or need for...

Reestablish the Naamans Creek waterway	2
Incident warning systems	2
Gardens	2
Potential waterfront state park	1
Clean industrial operations	1
Use brownfields for redevelopment (and preserve green fields)	1
Space for wildlife	1

I do not want to see.../I am concerned about...

Pollution (water/noise/air) or smells	10
Water treatment plant	1
Hazardous traffic (rail/water/highway)	1
Trash	1
More industrialization	1

Housing (this category was created based on a high number of responses in the “Other” category, and other relevant responses were pulled from the Neighborhoods & Community Development category)

I want to see.../I see an opportunity or need for...

55+ community or assisted living	8
Workforce housing/affordable housing	6
River-view residential	2
Middle class homes	2
Accessible housing	1
Condos	1
Higher density housing	1
More homes (general)	1
Single family homes	1
Mixed-income housing	1
Upscale homes (like Darley Green)	1

Other

I want to see.../I see an opportunity or need for...

Entertainment center/complex	2
Involve school-age kids in the planning and design process	1
Museum	1