

NORTH CLAYMONT AREA MASTER PLAN

ADVISORY COMMITTEE MEETING #2 - MARCH 21, 2016



Agenda

- 6:30-6:35 PM Introductions
- 6:35-7:00 PM Presentation
- 7:00-7:45 PM Small Group Discussion
- 7:45-8:00 PM Next Steps



Community Workshop #1 (Feb 3)

- **Shared goals/objectives**, which we drafted using your input
- **About 100 attendees**
- **Summary posted on website**
- **Small group discussion results**
 - Need to balance many goals
 - Priorities: economic development, safety, improved transportation connections



Draft Goal	Average Ranking	Suggested Edits
Promote Economic and Business Development	2.8 [most important]	Say "jobs" in the title. Include train station as potential driver. Attain revenue.
Create a Safe and Welcoming Community	2.9	
Improve Transportation Connections for All	3.0	
Increase the Network of Open Space and Recreation Facilities	4.5	Place for community gathering/arts and culture. River access. Connection to greenway.
Protect and Restore the Environment	4.9	
Encourage Design that Enhances the Existing Community Context	5.1	Reduce obvious contamination. Build on community strengths. Protection of historical assets and communities.
Foster a Variety of Housing	5.5 [least important]	Multi-level senior. Affordable/townhouses; mixed-use.

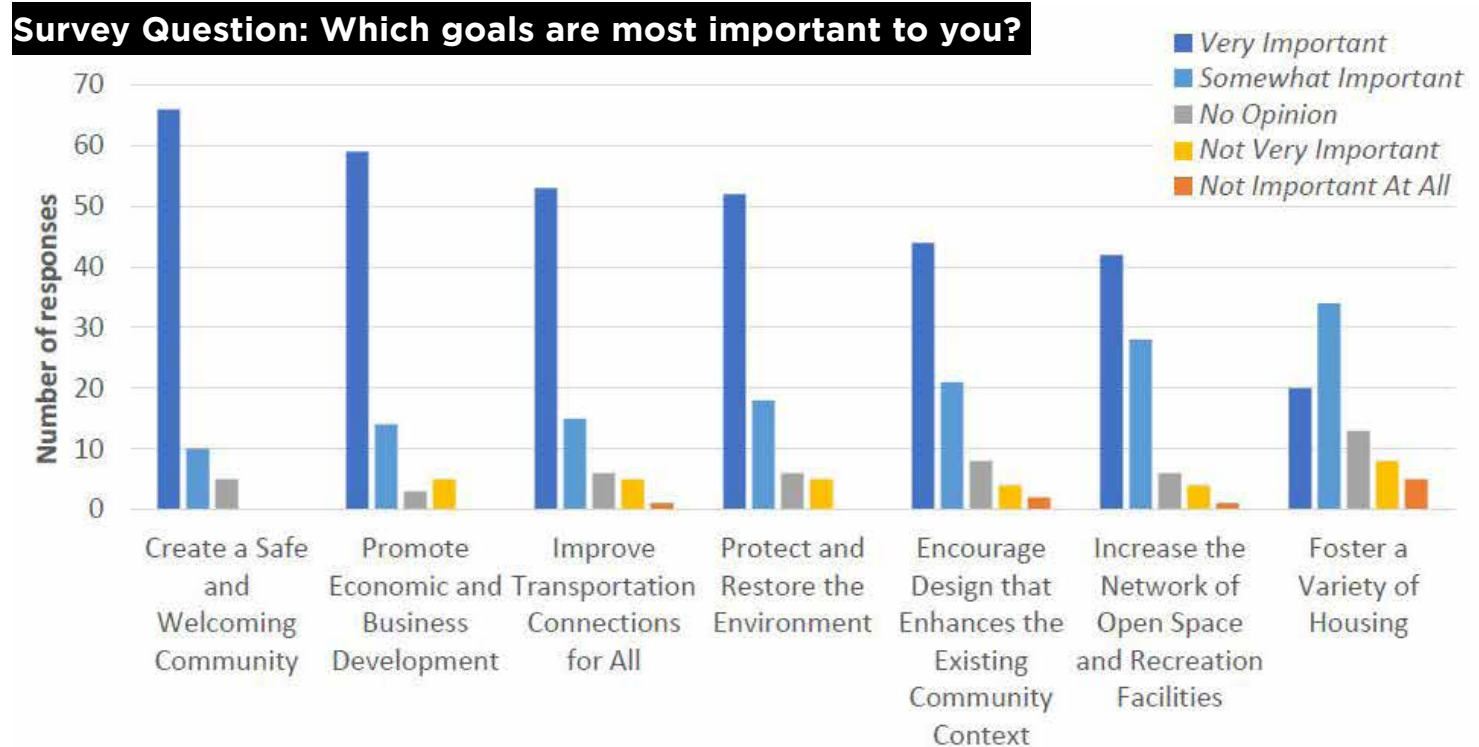
Community Workshop #1 (Feb 3)

- **Survey results**

- Similar to group discussion, with additional focus on environment
- Concerned about safety/crime and ability to implement the plan

- **Changes based on input**

- **What did you think?**



Goals & Objectives

Goals	Objectives
Promote Economic Development and Expand Job Opportunities	Provide job opportunities through support for large industry and retail, including small, local businesses
	Support job training opportunities (including a potential satellite campus)
	Encourage a greater variety of restaurants, shops, and entertainment destinations
Create a Safe, Healthy, and Welcoming Community	Create gateways to the community and improve wayfinding
	Enhance safety of existing neighborhoods and ensure safety of newly-developed areas
	Buffer existing and new residential, commercial, institutional, and open space areas from industrial areas
	Expand opportunities for improved community health and wellness
Foster a Variety of Housing	Encourage housing for 55+ and assisted living facilities
	Include development of housing for a variety of incomes and in a variety of types, including mixed use
	Plan for residential areas with views of the waterfront
Improve Local and Regional Multimodal Transportation Connections	Promote safe pedestrian and bicycle facilities that do not conflict with industrial movement
	Relocate the train station to become a more convenient and appealing facility
	Encourage development of a multimodal train/bus/bike/walk hub
	Improve bus service within Claymont
Increase the Network of Open Space and Recreation Facilities	Provide more public open space and recreation facilities, including parks
	Designate public access areas on the waterfront
	Continue the East Coast Greenway and provide more off-road trails
Encourage Design that Builds On Community Strengths	Promote an attractive, walkable, transit-oriented environment.
	Preserve and respect the history of the area
	Limit the visibility of surface parking lots and encourage structured parking
Protect and Restore the Environment	Enhance Naamans Creek waterway
	Mitigate existing and future air, water, and sound pollution

Existing Conditions



Existing Conditions

FORMER STEEL MILL SITE



Existing Conditions

TRI-STATE MALL



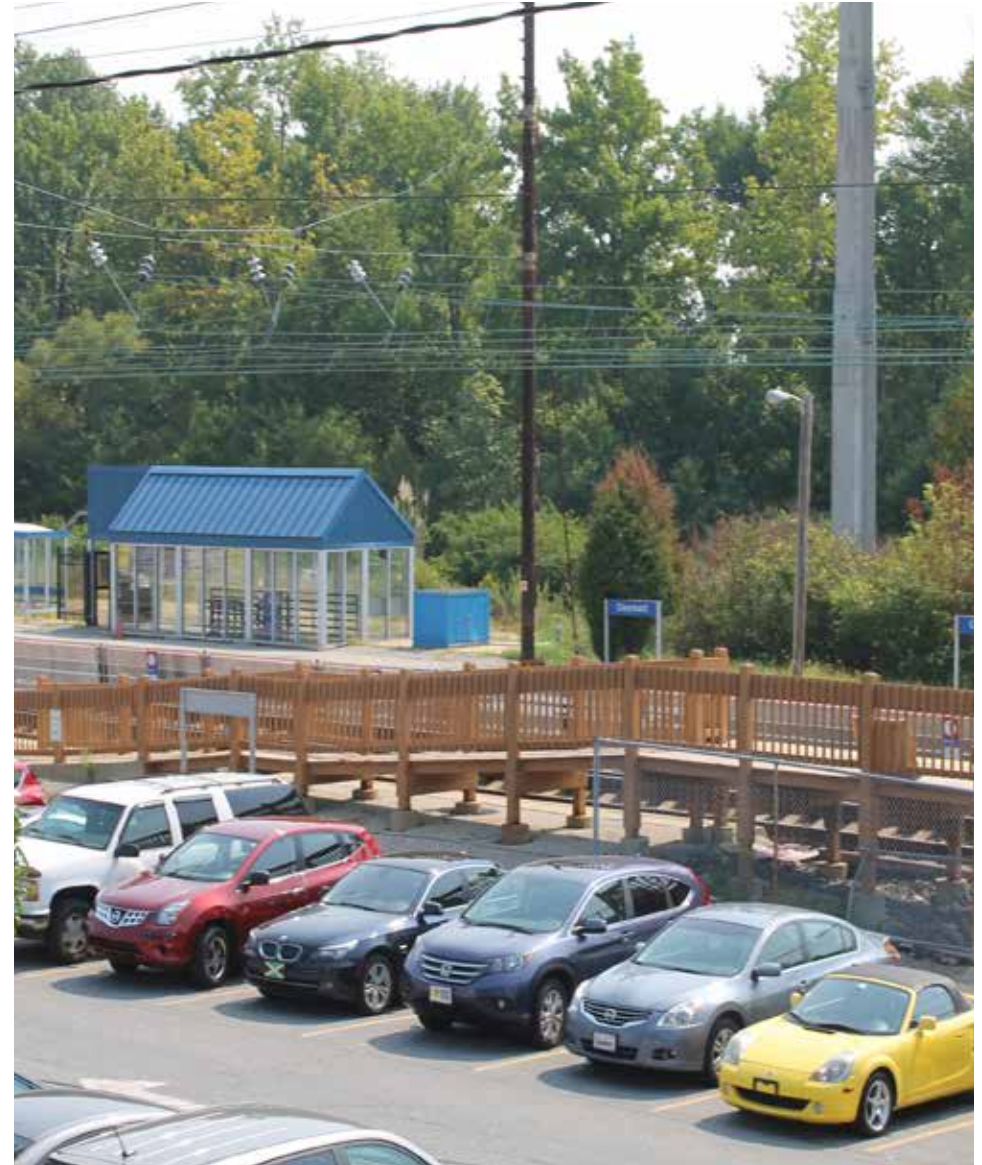
Existing Conditions

NAAMANS RD/
PHILADELPHIA PIKE



Existing Conditions

TRAIN STATION



Existing Conditions

NAAMANS CREEK



Existing Conditions

HISTORIC SITES

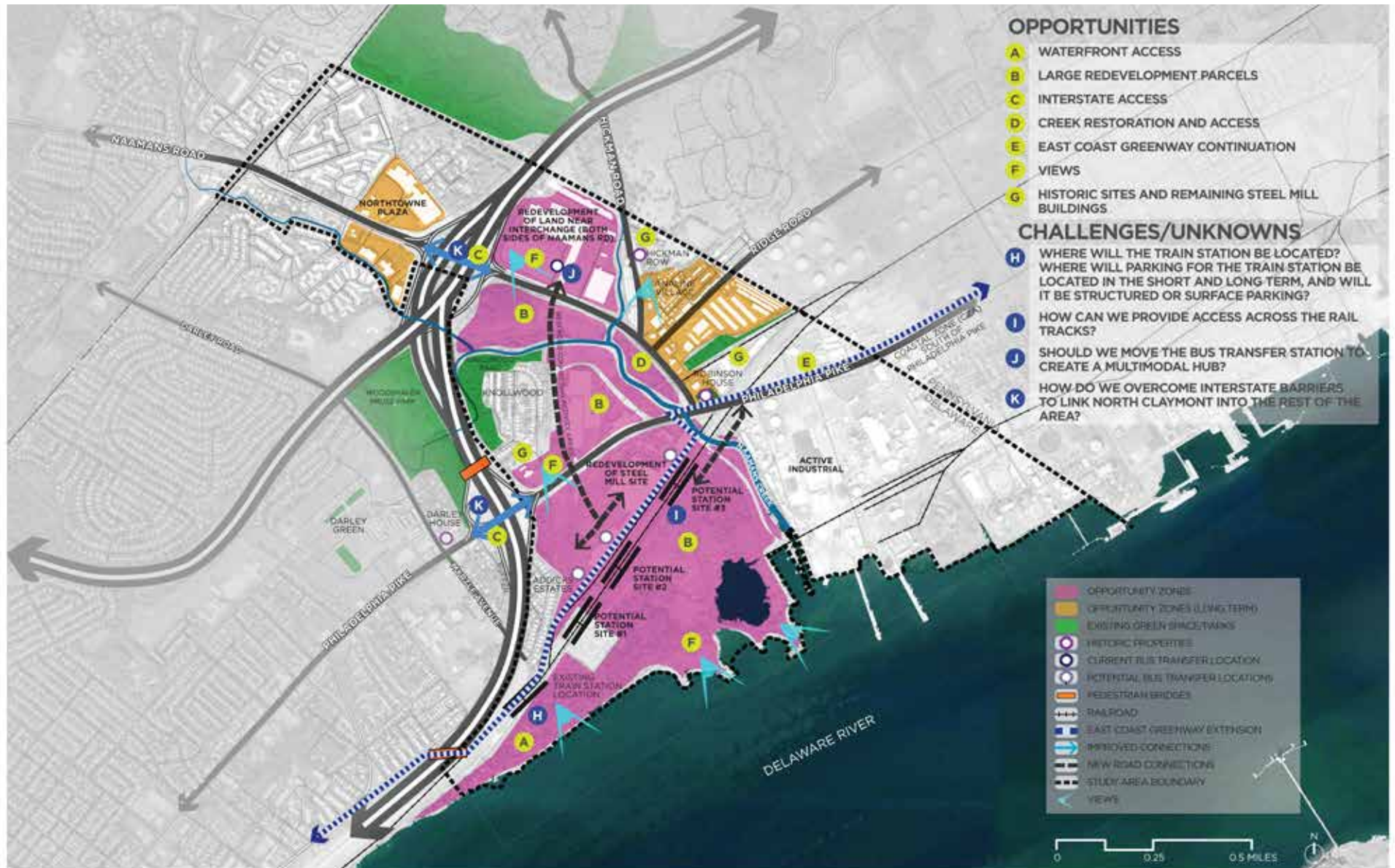


Existing Conditions

STRONG NEIGHBORHOODS AND THRIVING SHOPS



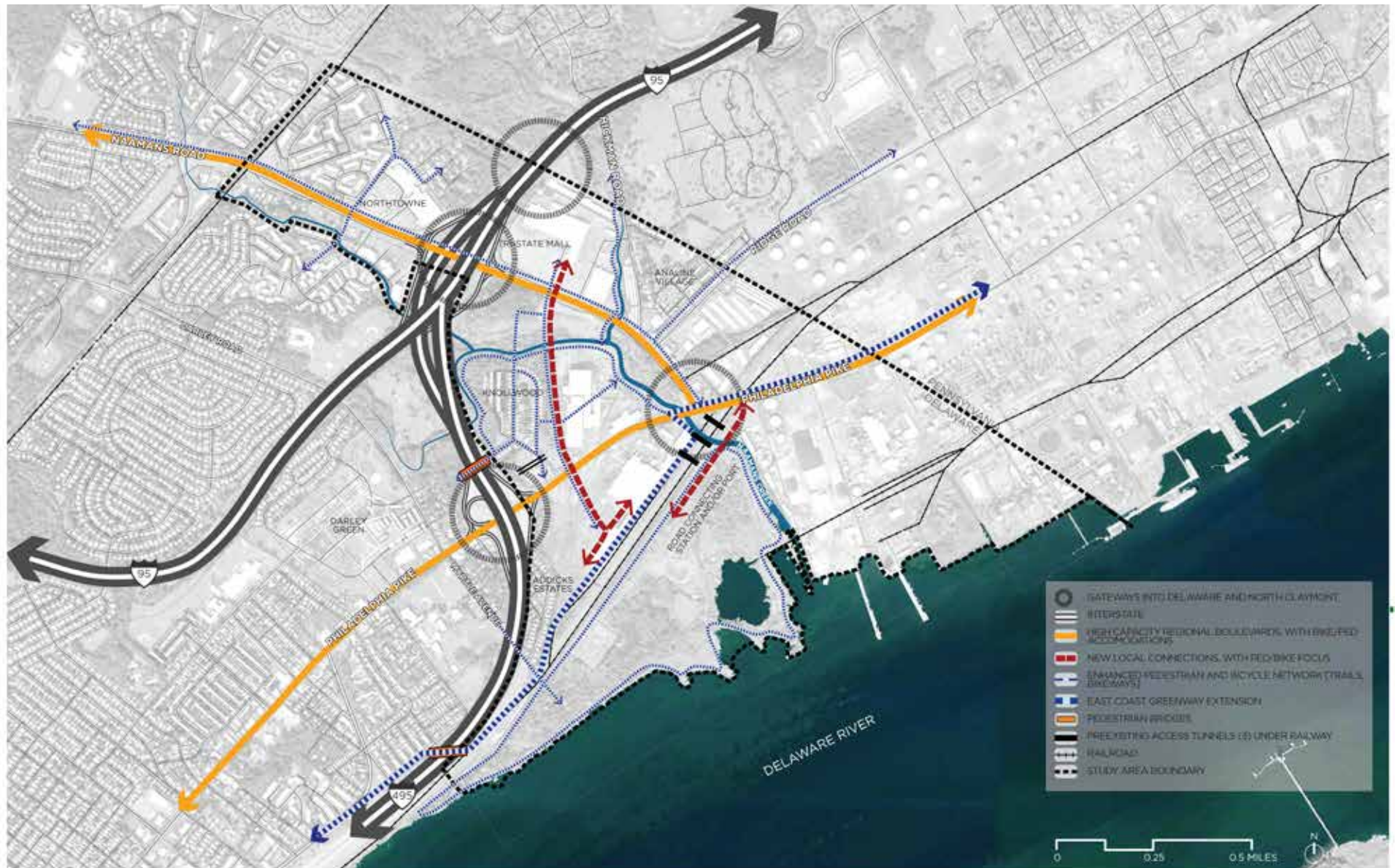
Opportunities and Challenges



Short- vs. Long-Term Opportunities

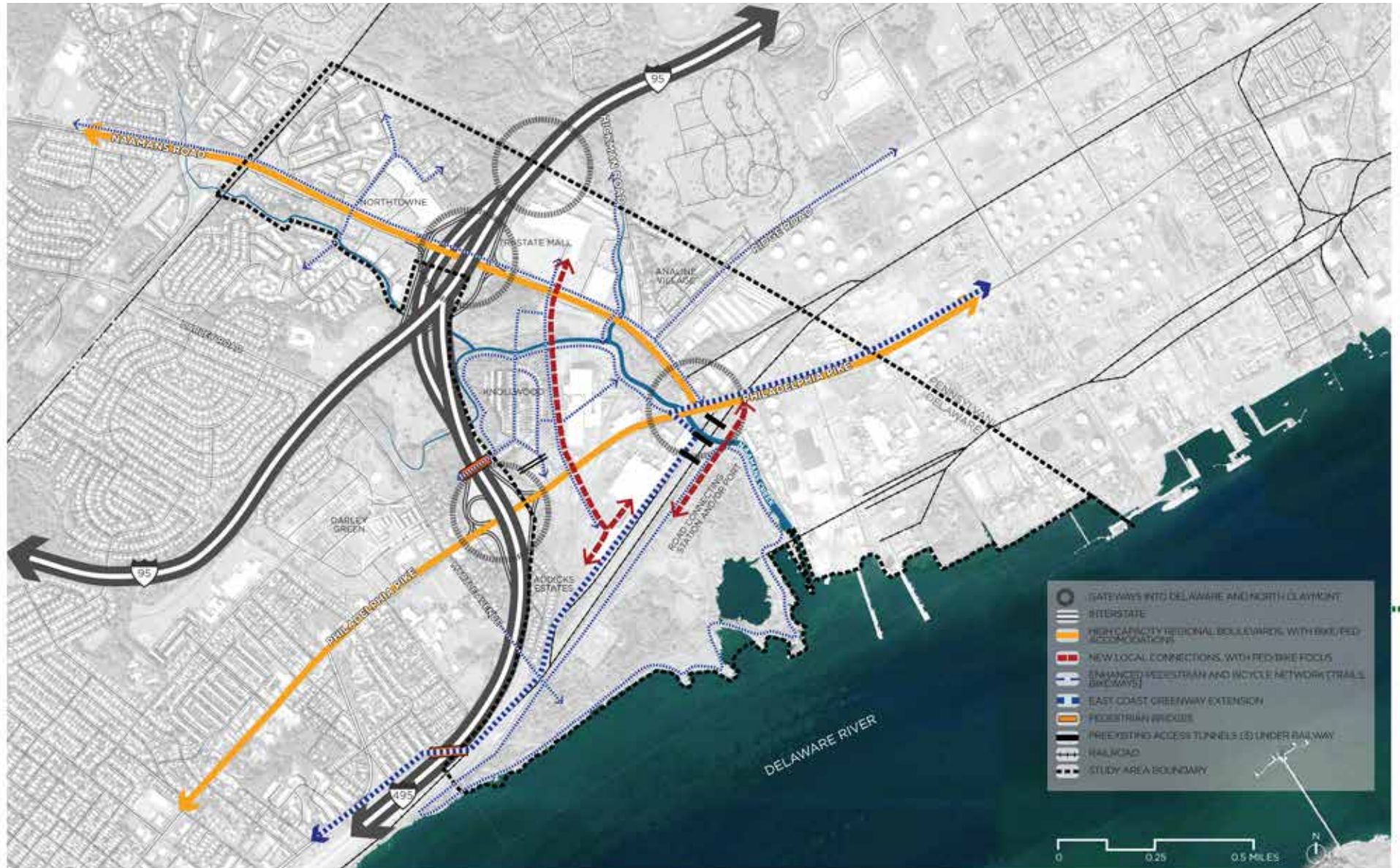
- **Scenarios currently show development on sites that are slated for redevelopment**
 - Steel mill site
 - Tri-State Mall
- **There is potential to include long-term opportunities for other parts of the study area**
 - Northtowne Mall and across Naamans Road
 - Analine Village
 - North of Philadelphia Pike along Naamans Road
- **How do you think we should we include these areas in the scenarios?**

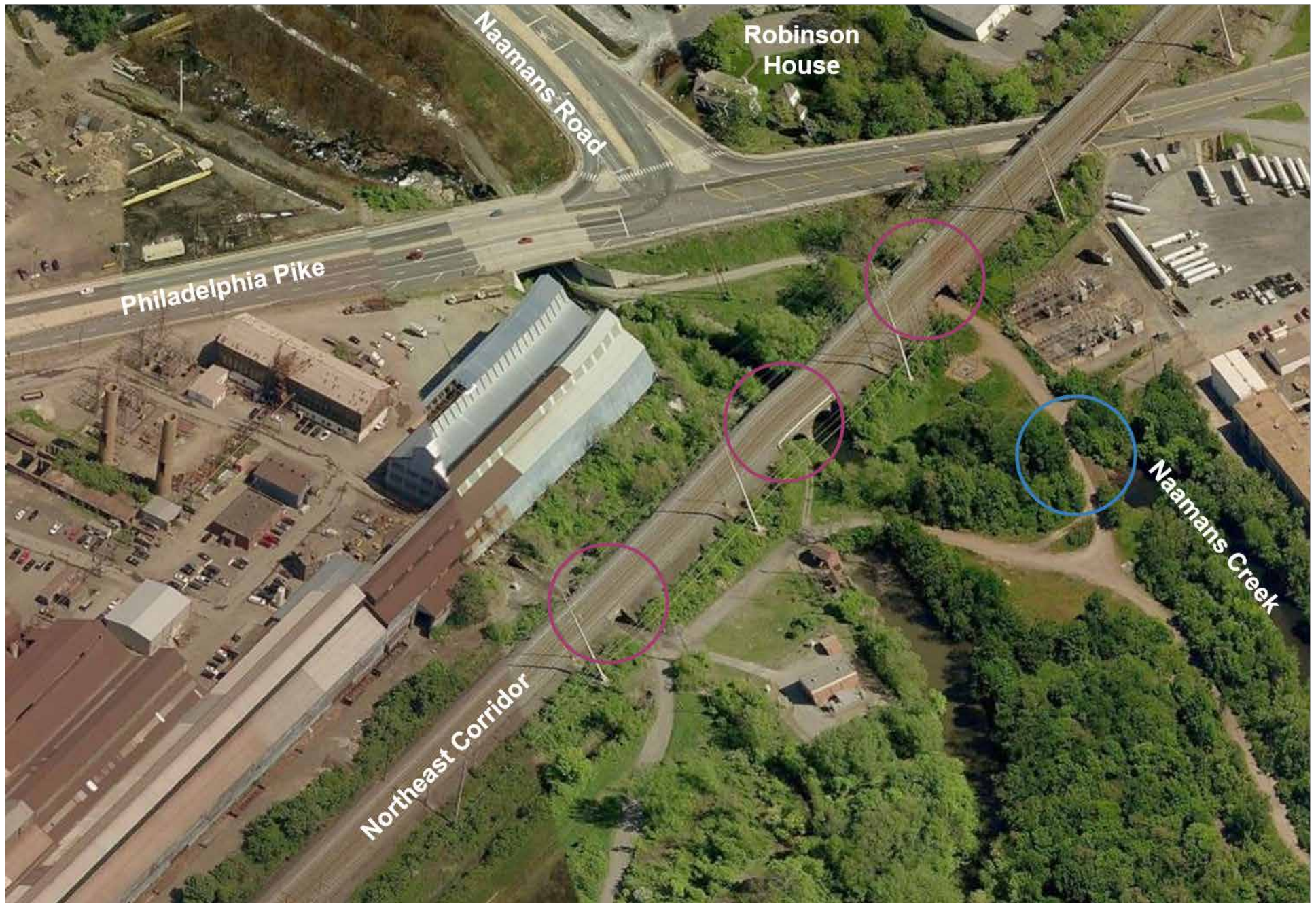
Connectivity



Connectivity

RAIL LINE CROSSINGS



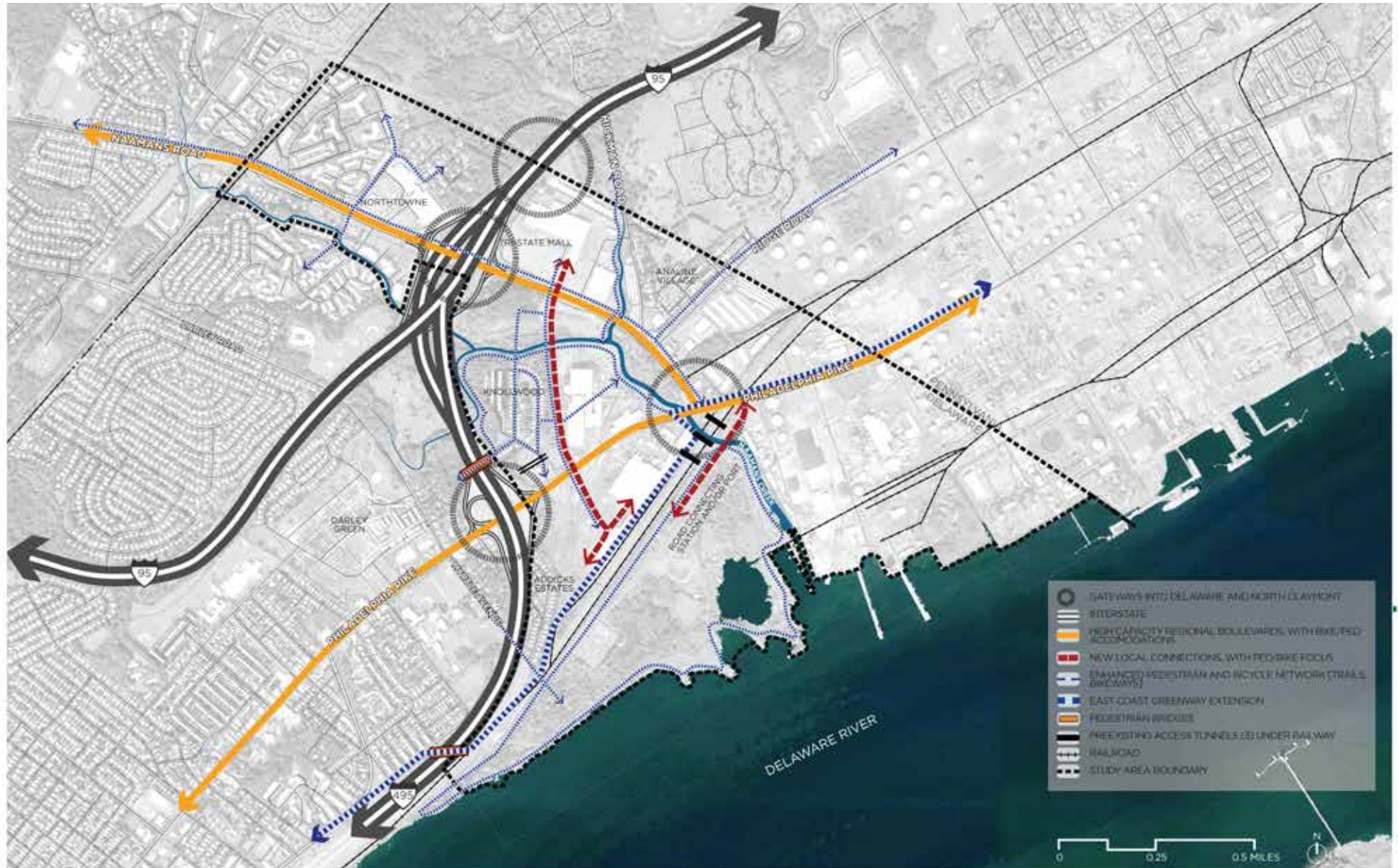


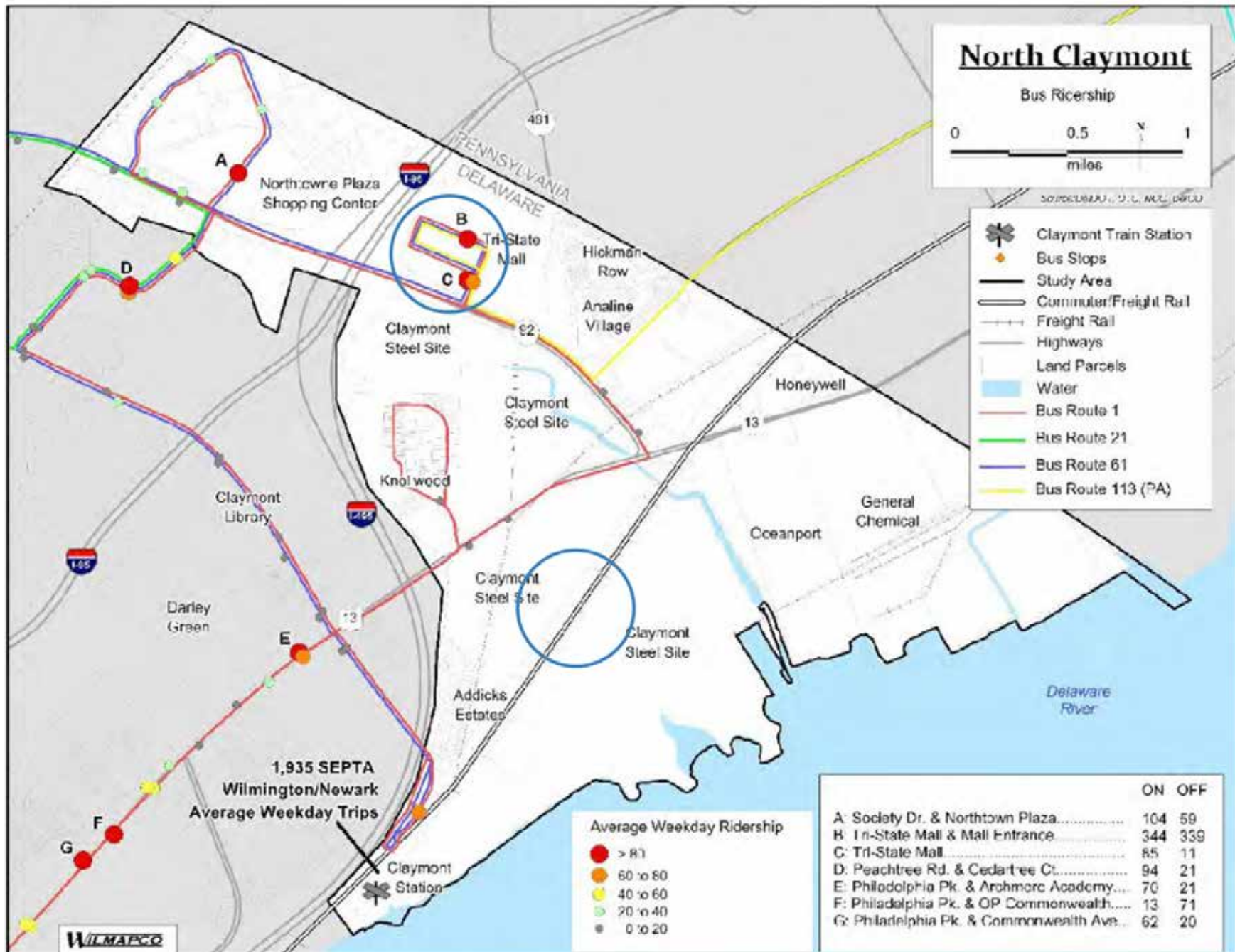




Connectivity

BUS HUB



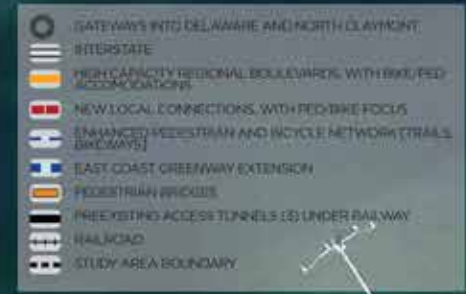


Connectivity

MULTIMODAL HUB

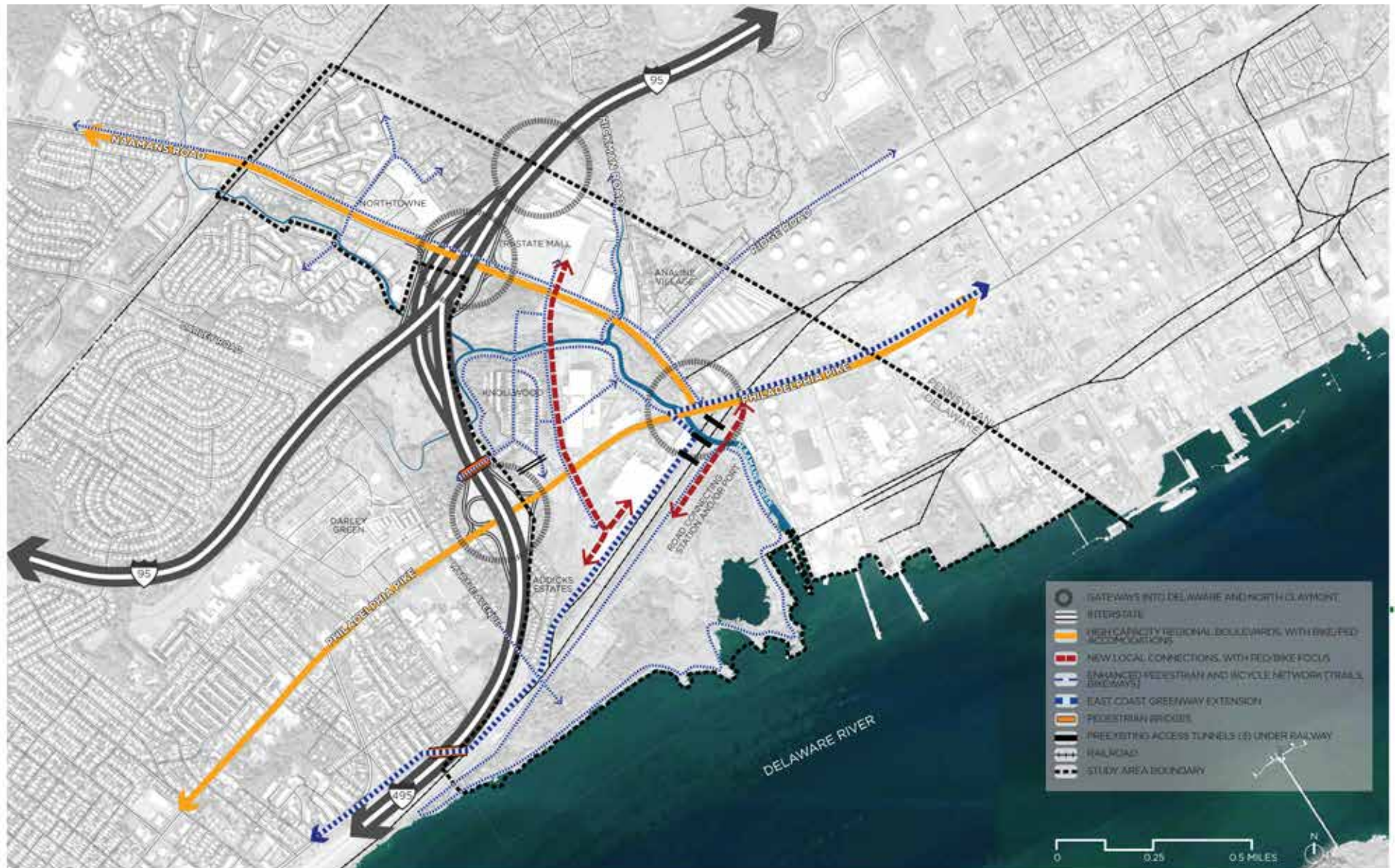


WALKING & BICYCLING



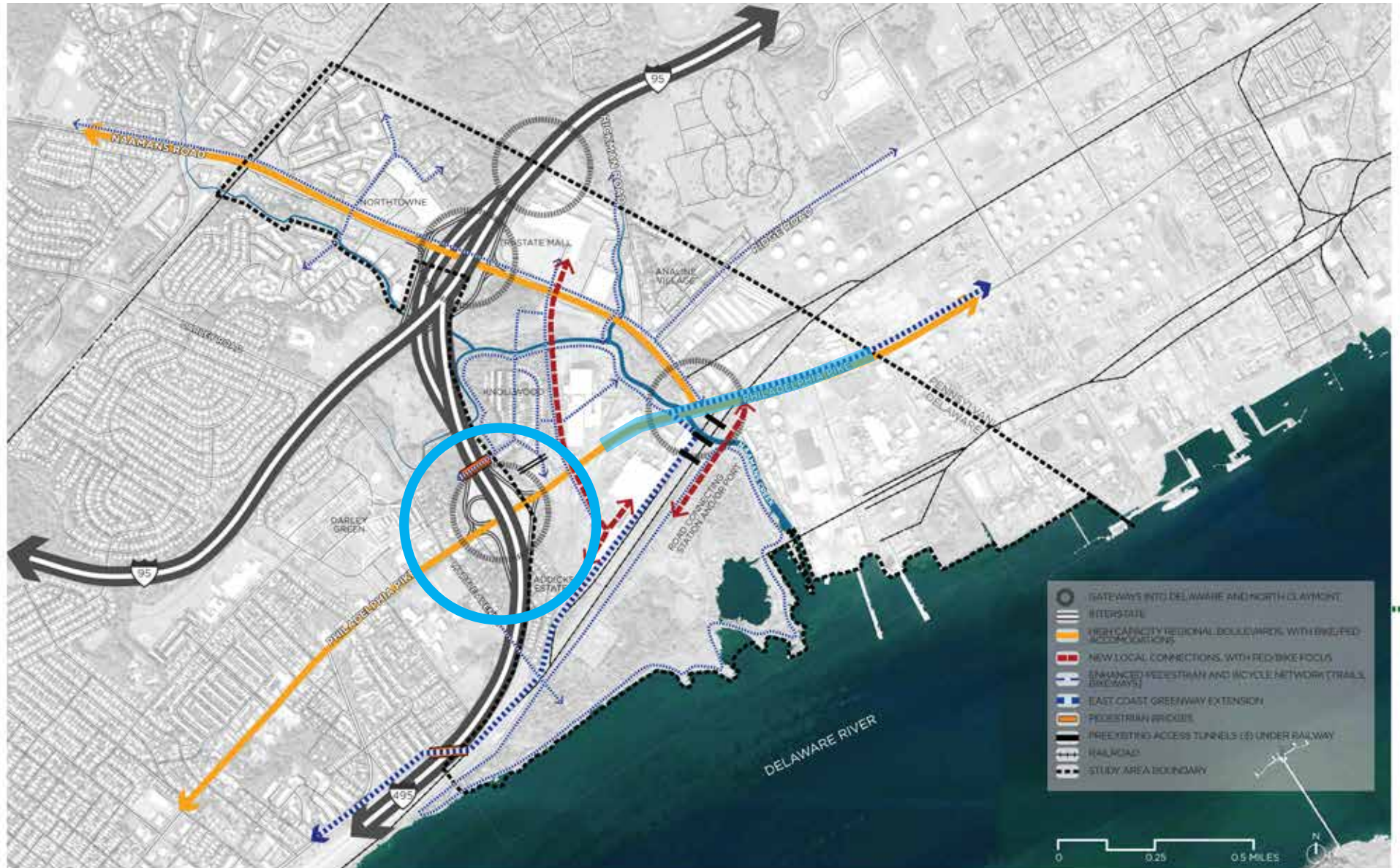
Connectivity

ROADWAY NETWORK



Connectivity

PHILADELPHIA PIKE OPPORTUNITIES







Scenarios

MUST HAVES (for all non-base case scenarios)

- 1 Waterfront access
- 2 Pedestrian and bike facilities, including East Coast Greenway
- 3 Train station relocation
- 4 Multimodal hub (at train station)
- 5 Environmental protection (creek / CZA compliance)
- 6 Linkages to and from adjacent areas and within the site
- 7 Identification of gateways
- 8 Buffering of neighborhoods and natural areas
- 9 No changes to active industrial or residential
- 10 Recognition of historic sites, including steel mill property

Scenarios

- **We will measure how well each of these potential scenarios meets the goals and objectives**
- **What is in the scenarios?**
- **Four draft scenarios**
 - Scenario 1: Base Case
 - Scenario 2: Mixed-Use Nodes
 - Scenario 3: Port & Transit-Oriented Development
 - Scenario 4: Mixed-Use & Light Industrial
- **As we review the scenarios, please consider:**
 - Do they incorporate all existing conditions?
 - Do they address all of the goals?
 - Are there any elements missing?
 - Any big ideas missing?

#1: Base Case



#2: Mixed-Use Nodes



Mixed-Use Development



Transit-Oriented Development



Green Space and Environment



3 PORT & TRANSIT-ORIENTED DEVELOPMENT

- A TRAIN STATION RELOCATION**
 - ALTERNATIVE #2 [CENTRAL], WITH BUS TRANSFER STATION/MULTIMODAL HUB
- B WATERFRONT PARK**
- C PORT**
- D PORT RELATED FACILITIES (LIGHT INDUSTRIAL)**
- E MIXED-USE TRANSIT-ORIENTED DEVELOPMENT**
 - LIGHT INDUSTRIAL, FLEX
 - OFFICE/RESEARCH
 - RESIDENTIAL [MULTIFAMILY N OF PHILADELPHIA PIKE]
 - COMMERCIAL [RETAIL, RESTAURANTS]
- F LIVE-WORK MIXED-USE NODE**
 - INSTITUTIONAL
 - RETAIL
 - RESIDENTIAL [SINGLE-FAMILY, TOWNHOMES]
- G BUFFER AREAS**
 - NEIGHBORHOOD BUFFERS [GREEN AREAS OR OTHER LESS INTENSE USES]
 - NATURAL AREA BUFFERS [ALONG CREEK]

LEGEND:

- NEW MIXED-USE ACTIVITY NODE
- NEW PORT
- EXISTING COMMERCIAL/SERVICES
- EXISTING RESIDENTIAL
- EXISTING INSTITUTIONAL
- EXISTING INDUSTRIAL
- EXISTING & NEW GREEN SPACE/PARKS, FOREST
- NEIGHBORHOOD BUFFER AREAS
- UTILITIES
- OTHER UNDEVELOPED AREAS
- PEDESTRIAN BRIDGES
- HISTORIC PROPERTIES
- MULTIMODAL HUB / BUS TRANSFER STATION
- RAILROAD
- ENHANCED/RECREATED TRAILS, BIKEWAYS
- NEW ROAD CONNECTIONS
- STUDY AREA BOUNDARY

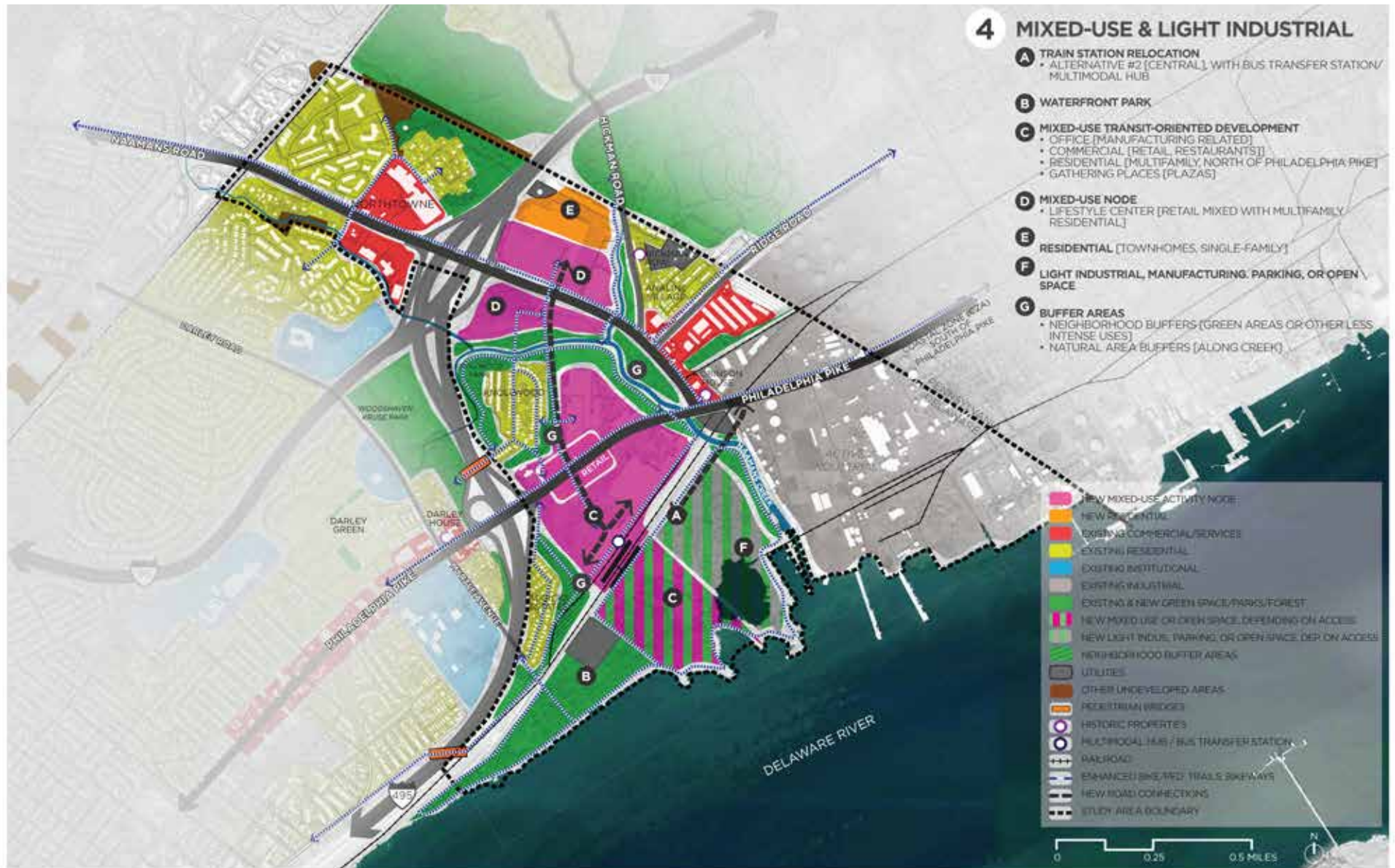
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North Arrow: N

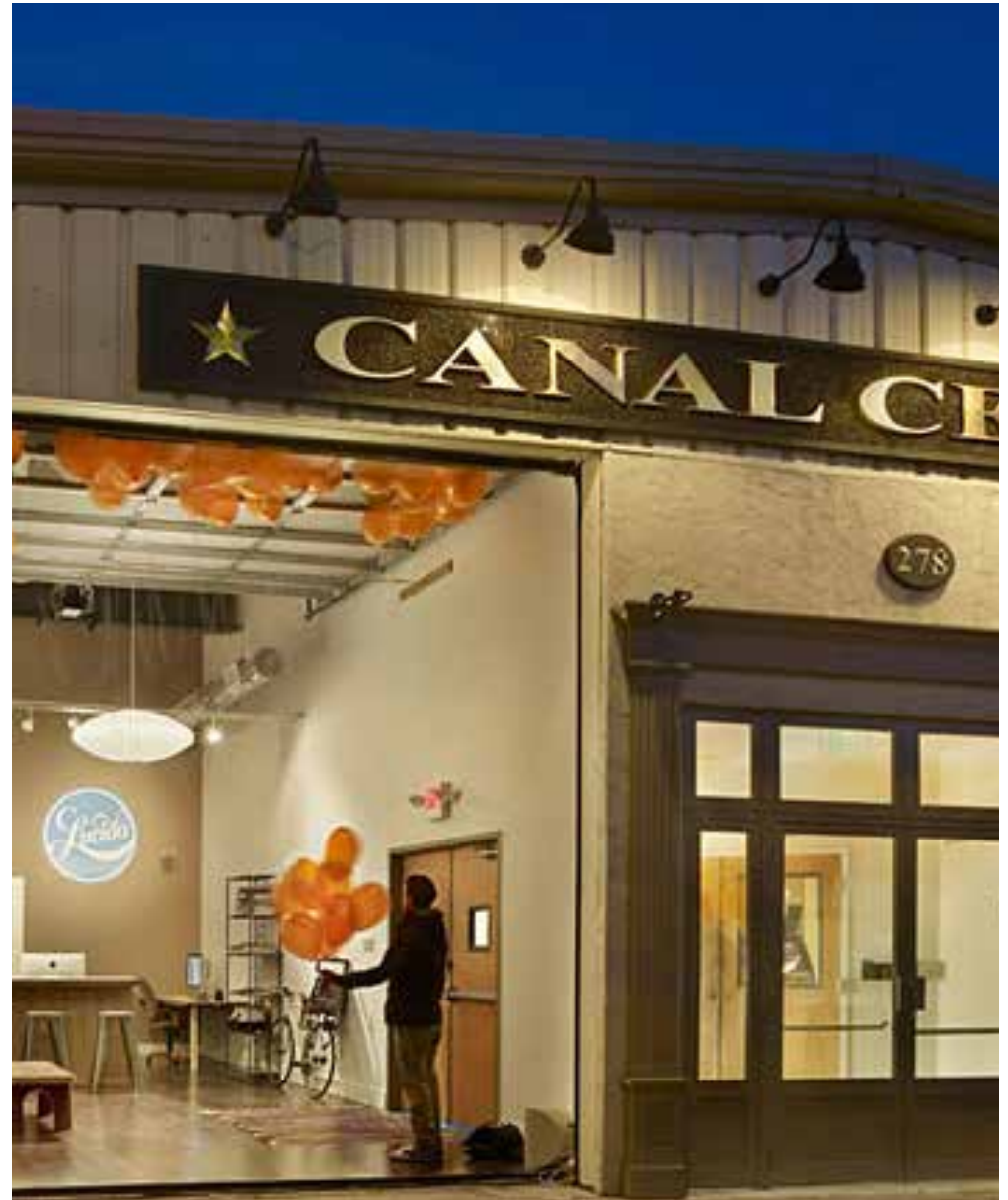
Port and Associated Facilities



#4: Mixed-Use & Light Industrial



Light Industrial and Flex Space



Scenarios

- We will discuss the scenarios in small groups.
- Any clarifications needed? Any questions?

Small Group Discussions

- **Will have three rotating groups** to discuss the scenarios with members of the project team.
- **What is your initial impression?**
- **Do the maps make sense to you?**
- **What do you like? What would you change?**
 - Do they incorporate all existing conditions?
 - Do they address all of the goals?
 - Are there any elements missing?
- **What would you like to see within these areas?**
 - E.g., types of development, buffers, roadway design, etc
- We will record group notes. Please also give us your individual feedback using the survey!

Next Steps / Schedule

- **Next:** Will begin assessing the scenarios after this round of committee meetings. Full modeling results will be available in late May.
- **Next Committee Meeting:** Mid May
- **Public Workshop #2:** Likely in late May. Will bring initial analysis of scenarios.