

# **North Claymont Area Master Plan Advisory Committee Meeting #3**

August 30, 6:30-8:00 PM  
Claymont Community Center (Old Library)  
Claymont, Delaware

## **AGENDA**

- |                     |  |
|---------------------|--|
| <b>6:30-6:35 PM</b> | <b>Introductions &amp; News</b> <ul style="list-style-type: none"><li>• News: TIGER grant</li></ul>  |
| <b>6:35-7:45 PM</b> | <b>Presentation &amp; Discussion</b> <ul style="list-style-type: none"><li>• Community Workshop #2 and Neighborhood Meeting Results</li><li>• Draft Recommended Scenario (Scenarios 5a, 5b)</li><li>• Summary of Draft Recommendations – Redevelopment Areas</li><li>• Summary of Draft Strategies</li></ul> |
| <b>7:45-8:00 PM</b> | <b>Next Steps</b> <ul style="list-style-type: none"><li>• Final public workshop: Monday, October 24 (at Archmere Academy)<ul style="list-style-type: none"><li>○ 5-7 PM – Drop-in Open House (Stop in any time!)</li><li>○ 7-7:30 PM – Presentation</li><li>○ 7:30-8 PM – Open House</li></ul></li></ul>     |

Thank you for providing input throughout this process! We have enjoyed working with you and value the insight and community knowledge that you have brought to the project.

### **Project Contact Information**

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Facebook:	<a href="http://www.facebook.com/northclaymont">www.facebook.com/northclaymont</a>

Element	Goal	Objectives
Land Use and Design	Foster a Variety of Housing	Include development of housing for a variety of incomes and in a variety of types, including mixed use
		Plan for new residential areas with views of the waterfront and protect existing views
		Encourage housing for 55+ and assisted living facilities
	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
Community and Economic Development	Promote Economic Development and Expand Job Opportunities	Provide job opportunities through support for 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	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
		Encourage support for family and human development
		Create gateways to the community and improve wayfinding
Environment and Open Space	Increase the Network of Open Space and Recreation Facilities	Provide access to 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
	Protect and Restore the Environment	Enhance Naamans Creek waterway
		Mitigate existing and future air, water, and sound pollution
Transportation	Improve Local and Regional Multimodal Transportation Connections	Promote safe pedestrian and bicycle facilities that do not conflict with the movement of trucks
		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
		Reduce traffic congestion and crashes



# NORTH CLAYMONT AREA MASTER PLAN

## ADVISORY COMMITTEE MEETING (AUGUST 30, 2016)

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# Agenda

- 6:30-6:35 PM Introductions & News
- 6:35-7:45 PM Presentation & Discussion
  - Community Workshop #2 and Neighborhood Meeting Results
  - Draft Recommended Scenario (Scenario 5)
  - Summary of Draft Recommended Strategies – Redevelopment Areas
  - Summary of Draft Actions
- 7:45-8:00 PM Next steps

# Process



# What is in the scenarios?

Land Use & Design

Community and  
Economic Development

Environment and  
Open Space

Transportation





# Scenario 1: Base Case



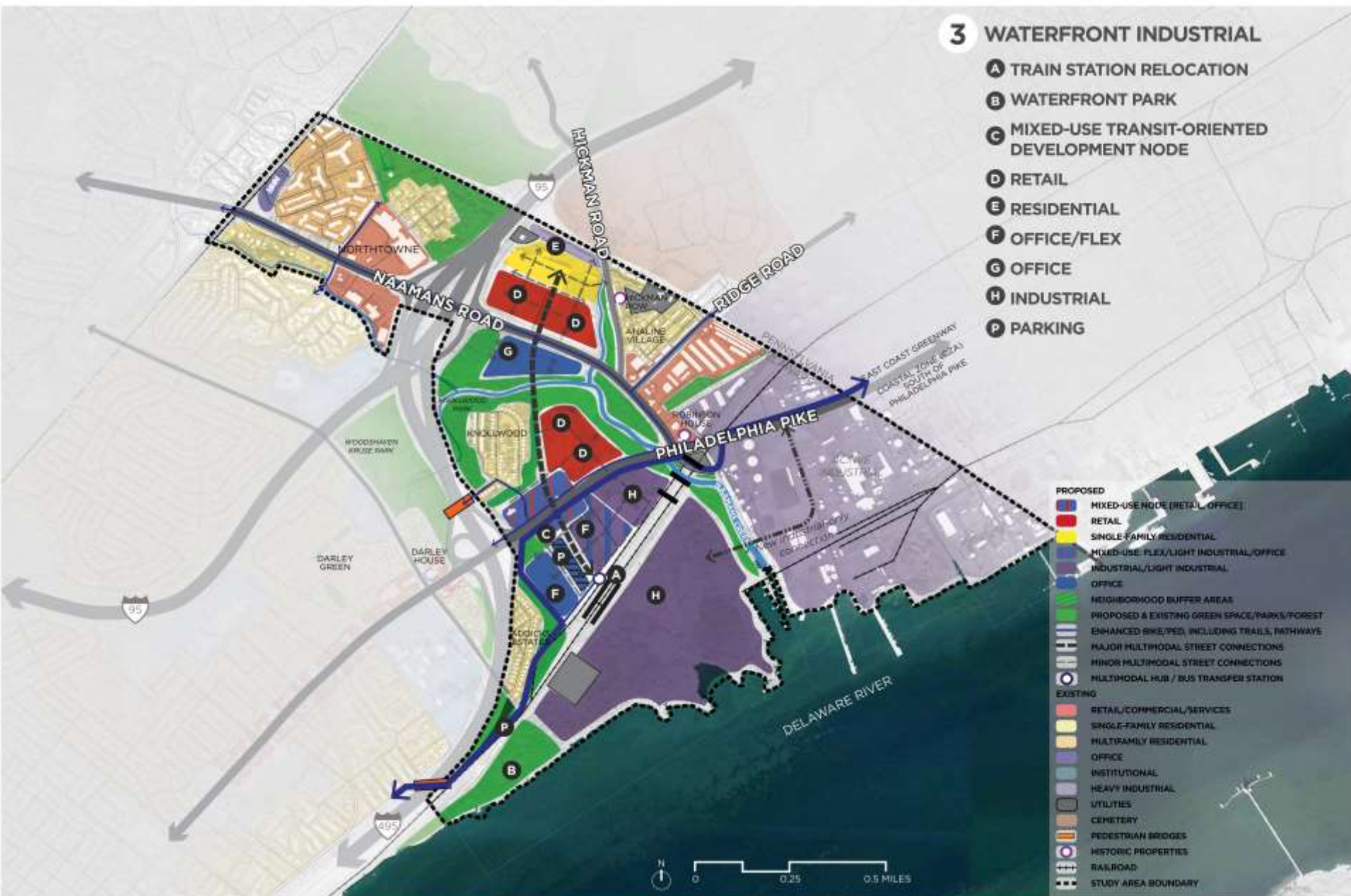


# Scenario 2: Mixed Use Nodes

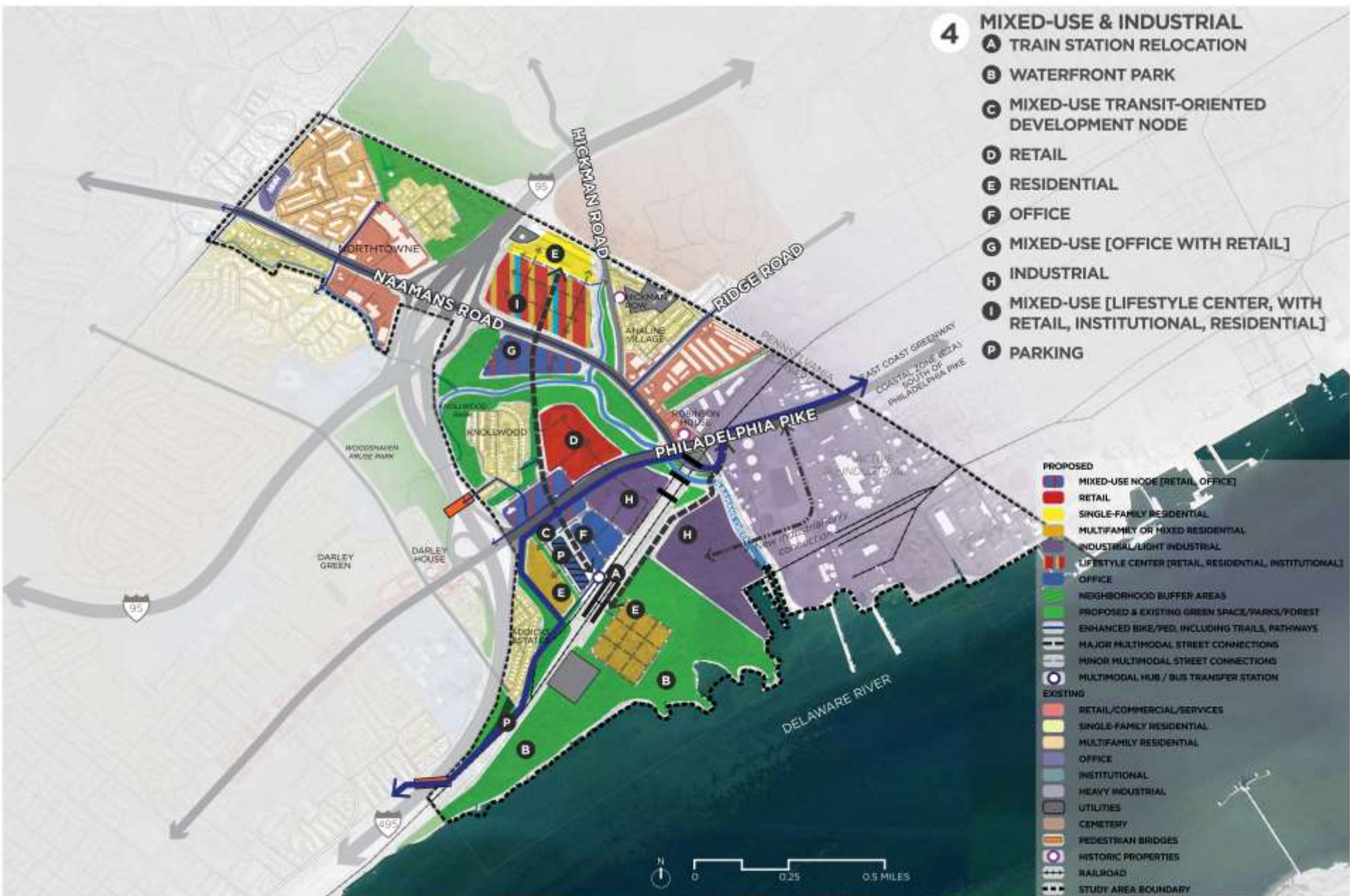




# Scenario 3: Waterfront Industrial



# Scenario 4: Mixed Use & Industrial

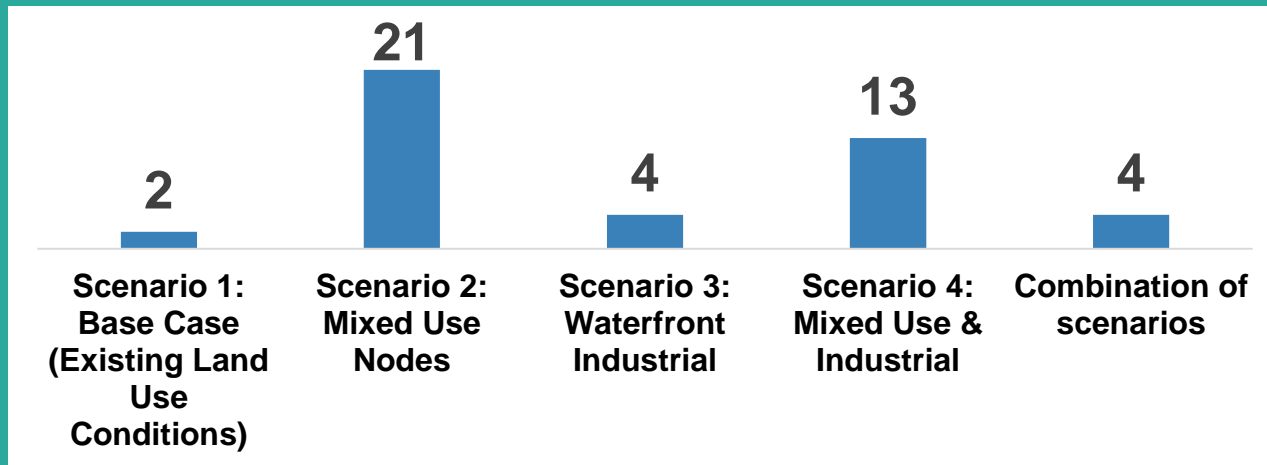




# Community Meetings

- About 120 meeting attendees at the second workshop (June 6, 2016)

Question: Each scenario presents a potential long-term vision for North Claymont. Which scenario(s) do you prefer?



Lots of value placed on:

- Finding balance
- Station improvements
- Job potential
- Limits on heavy industry
- Open space, especially on the waterfront
- Institutional uses

- About 50 meeting attendees at a neighborhood meeting (August 1, 2016)

# ■ Scenario 5

- Two scenarios:
  - 5a – no residential north of Northeast Corridor on steel mill site (as with current DNREC agreements)
  - 5b – with residential north of Northeast Corridor on steel mill site (would require new DNREC agreements)



# Scenario 5a

NORTH CLAYMONT AREA MASTER PLAN  
NEW CASTLE COUNTY, DELAWARE

DRAFT

REDEVELOPMENT SCENARIO

5A

## RECOMMENDED SCENARIO

- A** TRAIN STATION RELOCATION, WITH TRAIL TO TRAIN STATION AND A BUS TRANSFER STATION/MULTIMODAL HUB
- B** WATERFRONT PARK POTENTIALLY WITH TRAIL TO FOX POINT STATE PARK
- C** MIXED-USE [ALONG PHILADELPHIA PIKE]
  - RETAIL/RESTAURANTS ALONG PHILADELPHIA PIKE (7000 SF)
  - OFFICE (100,000 SF)
  - GATHERING PLACES (PLAZAS)
- D** MIXED USE [RETAIL WITH INSTITUTIONAL]
  - RETAIL (250,000 SF)
  - INSTITUTIONAL (100,000 SF)
- E** RESIDENTIAL
  - FUTURE RESIDENTIAL (250 APARTMENTS/80 TOWNHOUSES)
- F** OFFICE/MIXED-USE [OFFICE WITH RETAIL]
  - OFFICE (BUILD-TO SUIT - 500,000 SF WITH PKG GARAGE), RETAIL (100,000 SF)
- G** TRANSIT-ORIENTED OFFICE/MIXED-USE [OFFICE WITH RETAIL]
  - OFFICE (250,000 SF), RETAIL (50,000 SF)
- H** INDUSTRIAL
  - H1: HEAVY INDUSTRIAL (200,000 SF)
  - H2: LIGHT INDUSTRIAL/FLEX/R&D (180,000 SF)
- I** MIXED-USE [LIFESTYLE CENTER]
  - RETAIL MARKET (200,000 SF) INSTITUTIONAL (70,000 SF)
  - APARTMENTS ABOVE RETAIL (250 UNITS)
- J** INSTITUTIONAL (300,000 SF)
- K** MARINA AND WATERFRONT RETAIL/RECREATION
- P** PARKING
  - P1: PARKING GARAGE WITH LINER OFFICE BUILDING (200 CARS)
  - P2: PARKING LOTS (FOR STATION)

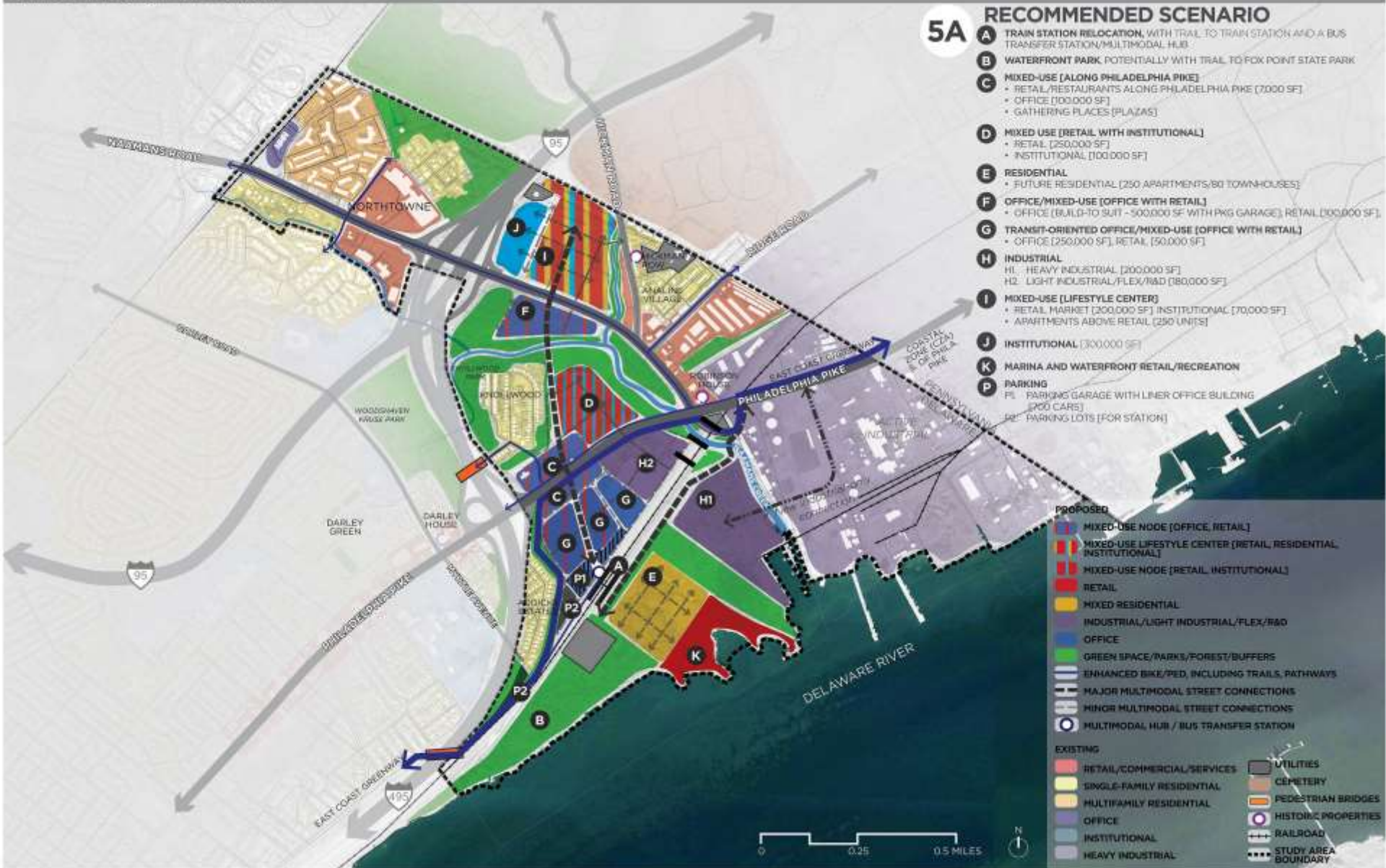
### PROPOSED

- MIXED-USE NODE [OFFICE, RETAIL]
- MIXED-USE LIFESTYLE CENTER [RETAIL, RESIDENTIAL, INSTITUTIONAL]
- MIXED-USE NODE [RETAIL, INSTITUTIONAL]
- RETAIL
- MIXED RESIDENTIAL
- INDUSTRIAL/LIGHT INDUSTRIAL/FLEX/R&D
- OFFICE
- GREEN SPACE/PARKS/FOREST/BUFFERS
- ENHANCED BIKE/PED, INCLUDING TRAILS, PATHWAYS
- MAJOR MULTIMODAL STREET CONNECTIONS
- MINOR MULTIMODAL STREET CONNECTIONS
- MULTIMODAL HUB / BUS TRANSFER STATION

### EXISTING

- RETAIL/COMMERCIAL/SERVICES
- SINGLE-FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- OFFICE
- INSTITUTIONAL
- HEAVY INDUSTRIAL
- UTILITIES
- CEMETERY
- PEDESTRIAN BRIDGES
- HISTORIC PROPERTIES
- RAILROAD
- STUDY AREA BOUNDARY

0 0.25 0.5 MILES





# Scenario 5b

NORTH CLAYMONT AREA MASTER PLAN  
NEW CASTLE COUNTY, DELAWARE

DRAFT

REDEVELOPMENT SCENARIO

5B

## RECOMMENDED SCENARIO

- A** TRAIN STATION RELOCATION, WITH TRAIL TO TRAIN STATION AND A BUS TRANSFER STATION/MULTIMODAL HUB
- B** WATERFRONT PARK POTENTIALLY WITH TRAIL TO FOX POINT STATE PARK
- C** MIXED-USE [ALONG PHILADELPHIA PIKE]
  - RETAIL/RESTAURANTS ALONG PHILADELPHIA PIKE (7000 SF)
  - OFFICE (100,000 SF)
  - GATHERING PLACES (PLAZAS)
- D** MIXED USE [RETAIL WITH INSTITUTIONAL]
  - RETAIL (250,000 SF)
  - INSTITUTIONAL (100,000 SF)
- E** RESIDENTIAL
  - FUTURE RESIDENTIAL (250 APARTMENTS/80 TOWNHOUSES)
- F** OFFICE/MIXED-USE [OFFICE WITH RETAIL AND POTENTIAL RESIDENTIAL]
  - OFFICE (BUILD-TO SUIT - 500,000 SF WITH PKG GARAGE), RETAIL (300,000 SF)
- G** TRANSIT-ORIENTED OFFICE/MIXED-USE [OFFICE WITH RETAIL/RESIDENTIAL]
  - OFFICE (250,000 SF), RETAIL (50,000 SF), RESIDENTIAL (300 UNITS ON THE 3RD/4TH FLOORS ABOVE OFFICE/RETAIL)
- H** INDUSTRIAL
  - H1: HEAVY INDUSTRIAL (200,000 SF)
  - H2: LIGHT INDUSTRIAL/PLEX/R&D (180,000 SF)
- I** MIXED-USE [LIFESTYLE CENTER]
  - RETAIL MARKET (200,000 SF), INSTITUTIONAL (70,000 SF)
  - APARTMENTS ABOVE RETAIL (250 UNITS)
- J** INSTITUTIONAL (300,000 SF)
- K** MARINA AND WATERFRONT RETAIL/RECREATION
- P** PARKING
  - P1: PARKING GARAGE WITH LINER OFFICE BUILDING (100 CARS)
  - P2: PARKING LOTS (FOR STATION)

### PROPOSED

- MIXED-USE NODE [OFFICE, RETAIL, RESIDENTIAL]
- MIXED-USE NODE [OFFICE, RETAIL]
- MIXED-USE LIFESTYLE CENTER [RETAIL, RESIDENTIAL, INSTITUTIONAL]
- MIXED-USE NODE [RETAIL, INSTITUTIONAL]
- RETAIL
- MIXED RESIDENTIAL
- INDUSTRIAL/LIGHT INDUSTRIAL/PLEX/R&D
- OFFICE
- GREEN SPACE/PARKS/FOREST/BUFFERS
- ENHANCED BIKE/PEDESTRIAN, INCLUDING TRAILS, PATHWAYS
- MAJOR MULTIMODAL STREET CONNECTIONS
- MINOR MULTIMODAL STREET CONNECTIONS
- MULTIMODAL HUB / BUS TRANSFER STATION

### EXISTING

- RETAIL/COMMERCIAL/SERVICES
- SINGLE-FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- OFFICE
- INSTITUTIONAL
- HEAVY INDUSTRIAL
- UTILITIES
- CEMETERY
- PEDESTRIAN BRIDGES
- HISTORIC PROPERTIES
- RAILROAD
- STUDY AREA BOUNDARY

0 0.25 0.5 MILES



# Questions

- Do these seem to address the goals and objectives?
- Is there anything that concerns you about the recommended scenario?

# Draft Recommendations

## Overall Vision

- The vision for North Claymont is one of a future that contains a mix of uses in a multimodal, livable environment.
- It enhances connectivity both within the NCAMP area and to/from other areas of Claymont.
- It provides a framework that welcomes growth in the form of new businesses and new residents, while enhancing the environment and quality of life for the people who are already living, working, and providing jobs and amenities in the area.





# Draft Recommendations

## Strategies for Achieving the Vision

- Implement a New Future Land Use Plan
- Improve Conditions for All Transportation Modes
- Develop an Economic Development Strategy for Claymont
- Enhance Safety for Existing Neighborhoods and Re/Developing Areas
- Beautify Claymont
- Promote Community Health and Wellness
- Improve and Add Recreation, Parks, and Green Spaces
- Mitigate Air, Water, and Noise Pollution

# Draft Recommendations: Focus Areas

## Redevelopment Focus Areas:

- 1 - Train Station
- 2 - Waterfront
- 3 - Central Node
- 4 - Tri-State Mall Area

## Other Areas:

- 5 - Naamans Road South from Hickman to US-13
- 6 - West of 95
- 7 - Existing Active Industrial



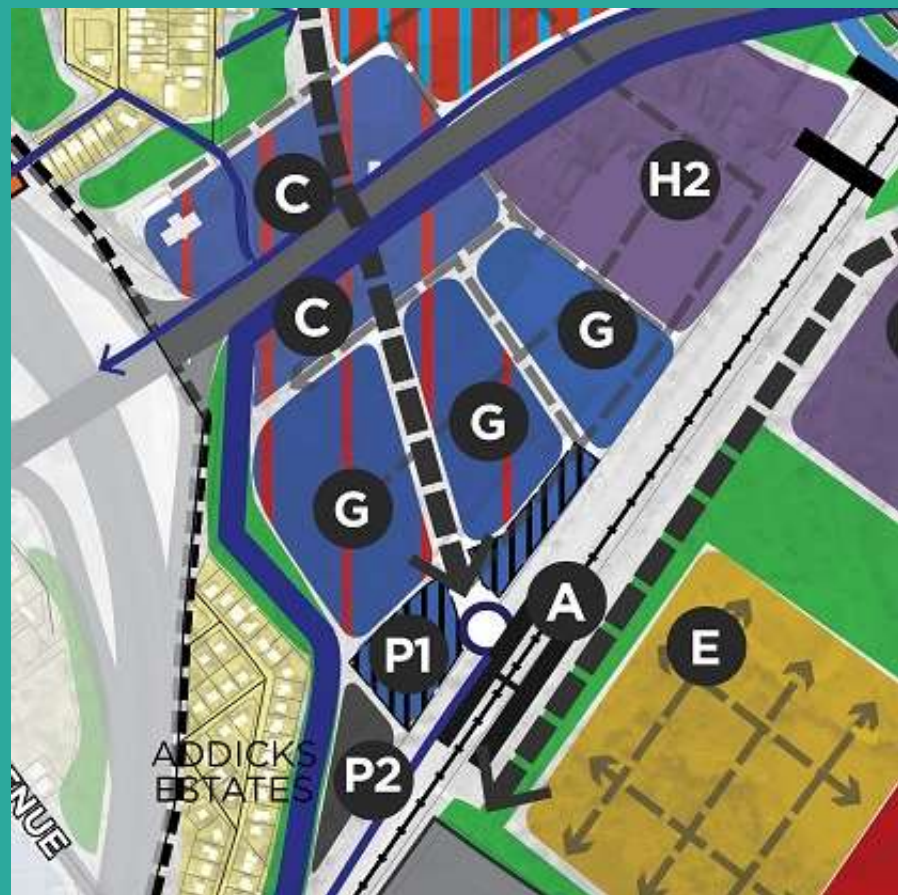
# Redevelopment Focus Area: Train Station



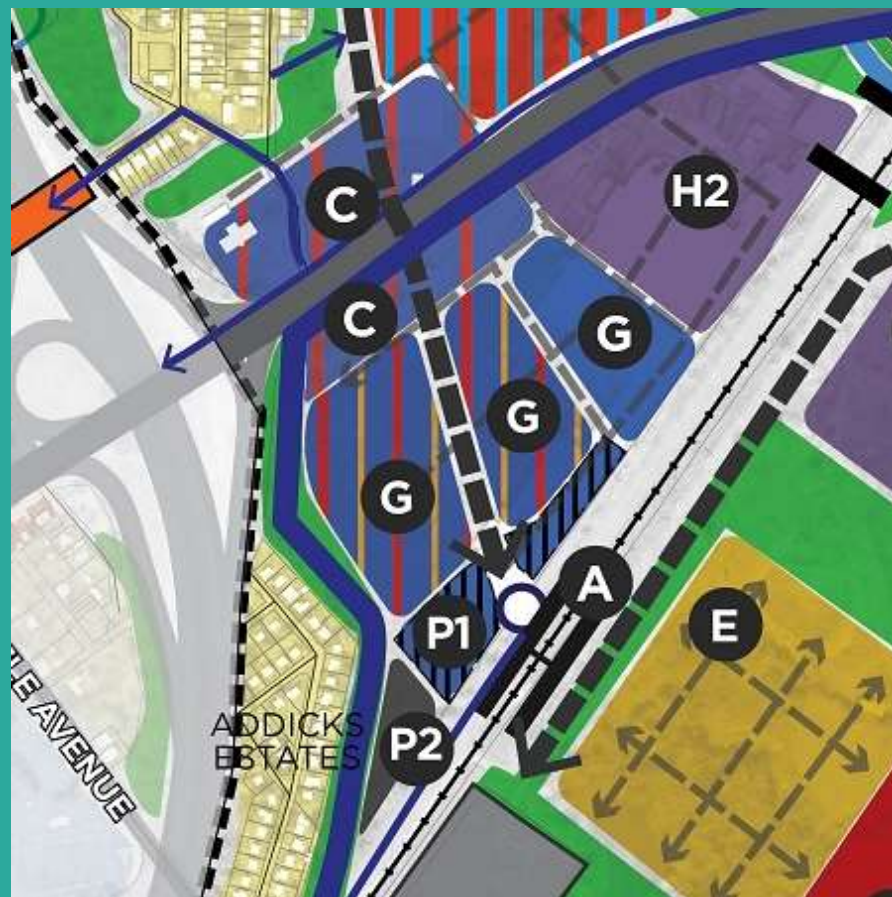


# Redevelopment Focus Area: Train Station

## Scenario 5a



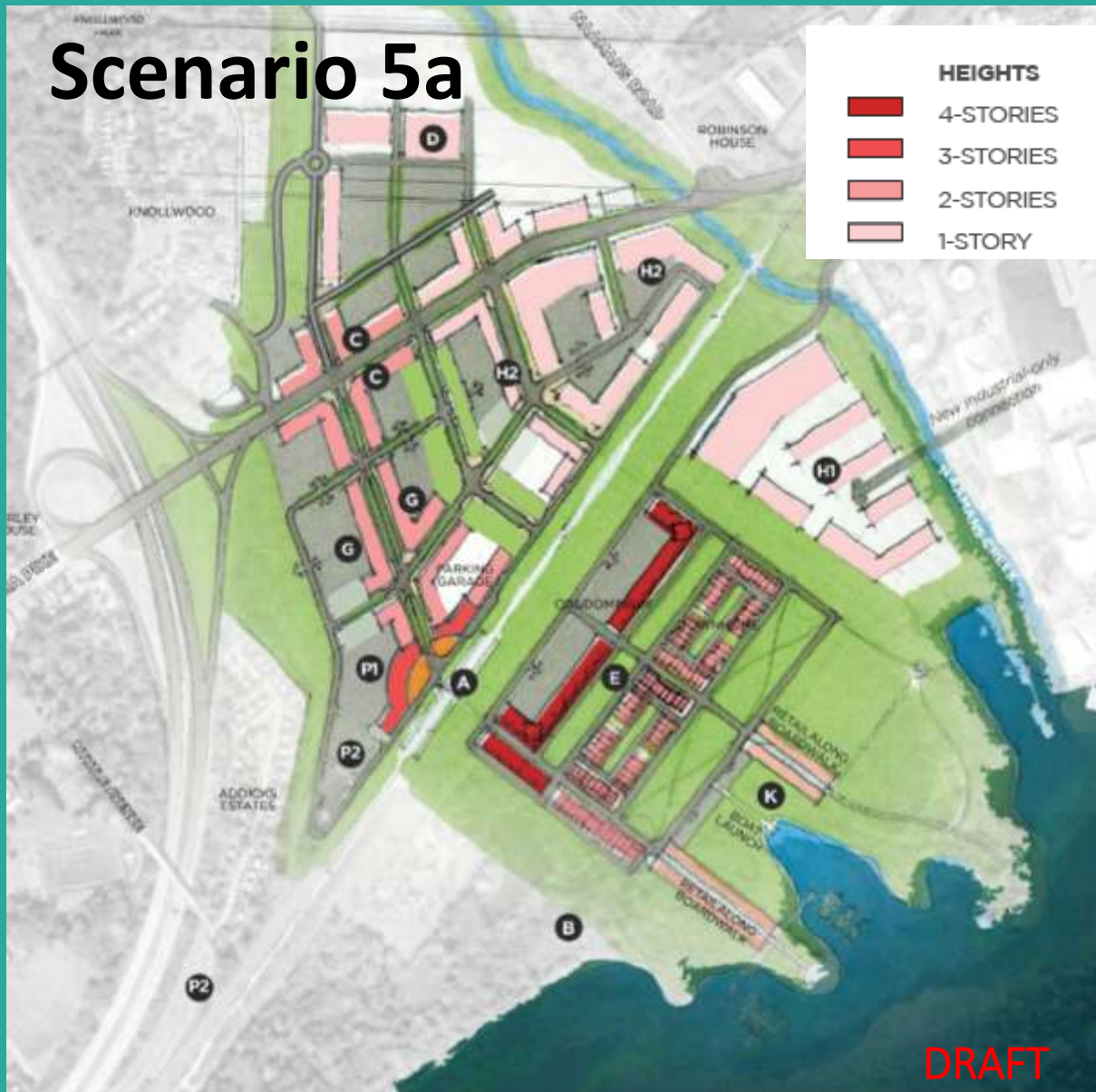
## Scenario 5b





# Redevelopment Focus Area: Train Station

## Scenario 5a



### Redevelopment Concept

**A: Train Station Relocation**

**B: Waterfront Park**

**C: Mixed-Use** - Retail/Restaurants [7,000 Sf], Office [100,000 Sf]

**D: Mixed Use** - Retail [250,000 Sf], Institutional [100,000 Sf]

**E: Residential** [250 Apts/80 Townhouses]

**G: Transit-Oriented Mixed-Use**

- Scenario 5a: Office [250,000 Sf], Retail [50,000 Sf]
- Scenario 5b: Office [250,000 Sf], Retail [50,000 Sf], Residential [300 Units On The 3rd/4th Floors Above Office/Retail]

**H: Industrial**

- H1: Heavy Industrial [200,000 Sf]
- H2: Light Industrial/Flex/R&D [180,000 Sf]

**K: Marina & Waterfront Retail/Recreation**

**P: Parking**

- P1: Parking Garage
- P2: Parking Lots

*Note: The connection from Knollwood to the roundabout on the spine road may not meet DelDOT standards. The exact type of connection and traffic control mechanism would be determined at a later time.*

# Redevelopment Focus Area: Train Station





# Redevelopment Focus Area: Train Station

DRAFT



# Redevelopment Focus Area: Waterfront





# Redevelopment Focus Area: Central Node



# Redevelopment Focus Area: Central Node





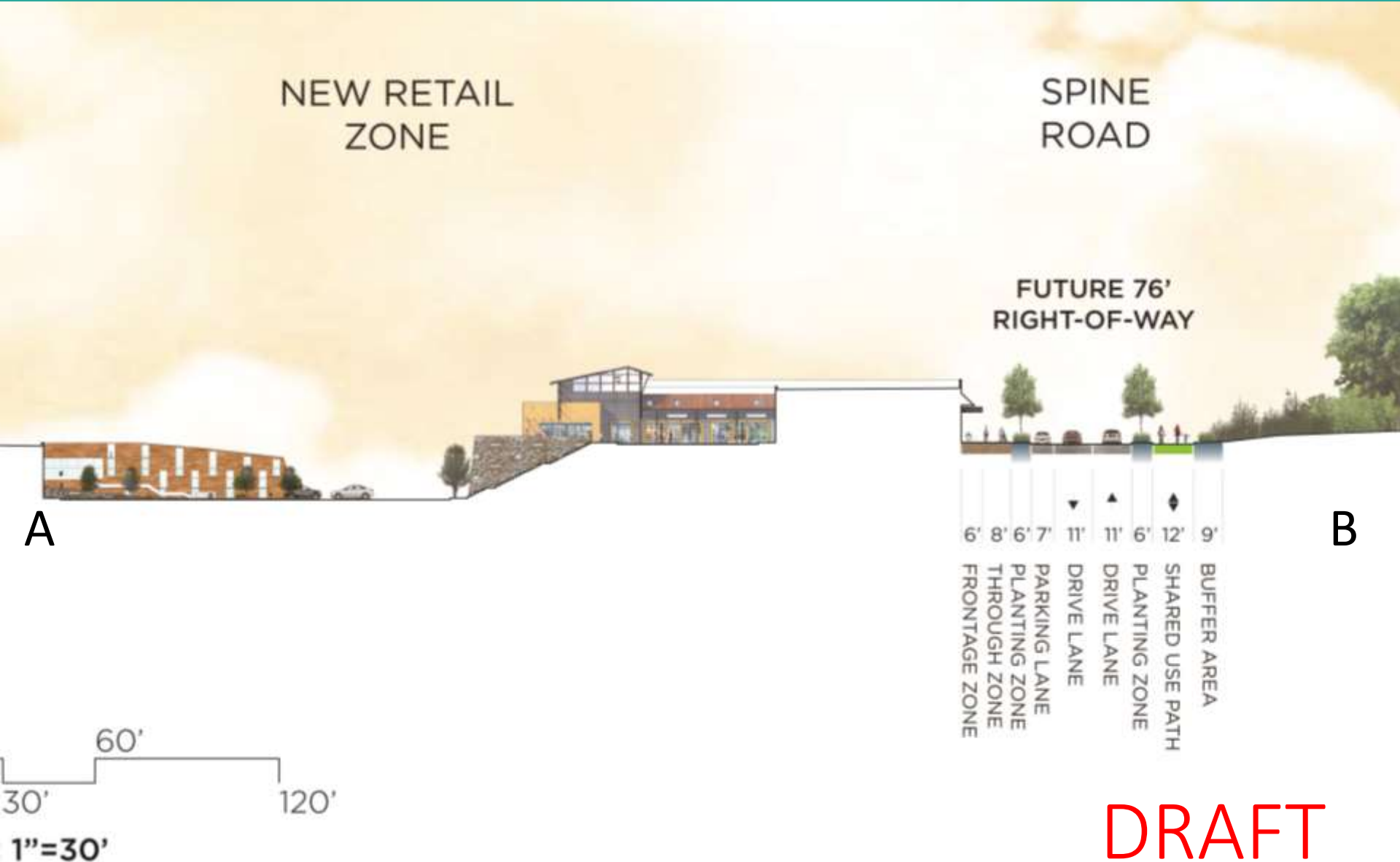
# Redevelopment Focus Area: Central Node

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# Redevelopment Focus Area: Central Node



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# Redevelopment Focus Area: Tri-State Area



# Redevelopment Focus Area: Tri-State Area





# Redevelopment Focus Area: Tri-State Area



# Focus Area: Naamans Road South from Hickman to US-13





# Focus Area: Naamans Road South from Hickman to US-13





# Focus Area: Naamans Road South from Hickman to US-13

DRAFT



# Focus Area: West of 95





# Focus Area: Existing Active Industrial





# Draft Strategies

**Each Strategy will have a set of Actions, with time frames for completion and a list of implementing agencies/organizations**

Strategy 1: Implement a New Future Land Use Plan

Strategy 2: Improve Conditions for All Transportation Modes

Strategy 3: Develop an Economic Development Strategy for Claymont

Strategy 4: Enhance Safety for Existing Neighborhoods and Re/Developing Areas

Strategy 5: Beautify Claymont

Strategy 6: Promote Community Health and Wellness

Strategy 7: Improve and Add Recreation, Parks, and Green Spaces

Strategy 8: Mitigate Air, Water, and Noise Pollution

■ Questions?

# ■ Next Steps

- Refining implementation plan, drafting report, and reviewing with agencies
- Final public workshop: Monday, October 24 (at Archmere Academy)
  - 5-7 PM – Drop-in Open House (Stop in any time!)
  - 7-7:30 PM – Presentation
  - 7:30-8 PM – Open House



# ■ Thank you!

Thank you for providing input throughout this process! We have enjoyed working with you and value the insight and community knowledge that you have brought to the project.

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