North Claymont Area Master Plan Advisory Committee
Meeting #3

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

AGENDA

6:30-6:35 PM  Introductions & News
   • News: TIGER grant

6:35-7:45 PM  Presentation & Discussion
   • Community Workshop #2 and Neighborhood Meeting Results
   • Draft Recommended Scenario (Scenarios 5a, 5b)
   • Summary of Draft Recommendations – Redevelopment Areas
   • Summary of Draft Strategies

7:45-8:00 PM  Next Steps
   • Final public workshop: Monday, October 24 (at Archmere Academy)
     o 5-7 PM – Drop-in Open House (Stop in any time!)
     o 7-7:30 PM – Presentation
     o 7:30-8 PM – Open House

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

ADVISORY COMMITTEE MEETING (AUGUST 30, 2016)
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

1. Analyze Existing Conditions
2. Establish Goals
3. Create Scenarios
4. Evaluate Scenarios
5. Select Preferred Scenario
6. Final Master Plan

Community Visioning (Public Meeting #1)
Community Input + Discussion (Public Meeting #2)
Community Review + Comment (Public Meeting #3)
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
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

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
Redevelopment Focus Area: Waterfront
Redevelopment Focus Area: Central Node
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Redevelopment Focus Area: Tri-State Area
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Focus Area: Naamans Road South from Hickman to US-13
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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
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!)
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