

North Claymont Area Master Plan

Project Management Committee Meeting

June 4, 2015

New Castle Room, New Castle County Government Center

Attendees

Bruce Allen, DeIDOT
Dave Archer, DEDO
Marco Boyce, NCC
Kevin F. Coyle, DNREC
Bobbie Geier, DeIDOT
Dave Gula, WILMAPCO
George Haggerty, NCC
Connie Holland, OSPC
Herb Inden, OSPC
Reed Macmillan, NCC
Troy Mix, UD-IPA
Eric Pugliano, DTC
Brett Saddler, CRDC
Antoni Sekowski, NCC
Cathy Smith, DTC
Tim Snow, DeIDOT
Bill Swiatek, WILMAPCO
Sophia Tarabicos, Tarabicos Grosso, LLP
Tigist Zegeye, WILMAPCO

Summary

Ms. Zegeye welcomed everyone. Ms. Dunigan reviewed the status of Task 1, the identification of issues, opportunities and constraints. She distributed copies and presented for discussion a PowerPoint presentation showing draft analysis to date. A map of the revised study area was shown along with images of residential, major commercial and industrial developments within the area. Ms. Dunigan reviewed maps pertaining to existing zoning and future land use, as defined currently by the County and the Strategies for State Policies and Spending.

The group discussed slides of images provided by the Commercial Development Company (CDC), Inc. of the concepts for the First State Crossing Master Plan (FSCMP). CDC presented the concepts to the community at a public meeting in May that was attended by approximately

300 people. The CDC aims to clear the former steel site of structures and environmental contaminants for future development. Their Plan shows redevelopment possibilities at the site: a corporate center with office development, an employment center with research, office, manufacturing, and warehouse uses, a transit center housing a relocated Claymont train station with some additional parking, and a port facility. The committee requested that WIMAPCO provide additional information about Sparrows Point, a similar but larger CDC project redeveloping a steel mill in Baltimore.

Continuing the presentation, Ms. Dunigan said that a real estate and economic assessment was about to be undertaken by New Castle County in conjunction with North Claymont Area Master Plan (NCAMP). The analysis will include what the highest and best and most realistic uses would be in the area, along with the identification of new market sectors, and compatibility with FSCMP. Ms. Dunigan will provide the committee with the draft proposal from W-ZHA for comment prior to New Castle County giving the consultant notice to proceed.

In addition to this study, Mr. Sadler noted that Mr. Mix from the University of Delaware's Institute of Public Administration (IPA) has been tasked with updating the 2004 Claymont Community Redevelopment Plan and the Claymont Manual of Design Guidelines. The study area for this planning is the Claymont Hometown Overlay Zone adjacent to the NCAMP study area. It was agreed that coordination must also take place between NCAMP and the updating of Claymont's Plan.

The committee discussed maps depicting existing and projected population and employment and transportation infrastructure and system characteristics. Mr. Sadler noted that congestion on highways was rare in the study area, only occurring during peak periods. He added that the group should take into account plans to improved nonmotorized facilities in and around the study area, along with the two I-495 pedestrian bridges. WILMAPCO will update the maps to show additional pedestrian facilities. Mr. Sadler noted that the existing Claymont Train Station might be used as a future trailhead for an extended Fox Point State Park and East Coast Greenway.

Ms. Zegeye separately noted that coordination with the DVRPC and Delaware County has opened. Representatives from these groups will form part of the stakeholder committee. Future maps will depict conditions across the border in Pennsylvania.

The committee reviewed draft information regarding industrial economic development, and environmental and cultural assets and constraints. Material from the 2013 *Delmarva Chemical Supply Chain Study* was presented; this found that the area could host additional industrial development, in particular the development of an ethylene cracker facility and/or propane- or methane-based derivative plant near Marcus Hook. Mr. Coyle noted that the Coastal Zone Act (CZA) prohibited heavy industry within its boundaries, such as Claymont Steel, along with port facilities. It allowed for manufacturing, however. It was agreed more information on the CZA is needed. Mr. Coyle said that the coastal zone in this part of state extends to the high water line in

New Jersey and he will provide WILMAPCO with an updated GIS file. Ms. Holland stressed the importance of conforming to the Governor's Executive Order 41, regarding planning for climate change, with NCAMP. Mr. Swiatek said that in addition to the sea level rise map presented, DNREC will be providing storm surge data. Mr. Sadler noted that there are four air quality monitoring stations in the Claymont area and suggested that they remain operational during demolition of the Claymont Steel site.

The group discussed the scope of work for the NCAMP future tasks. It was emphasized that a public process must occur to understand how surrounding residents would like to see development occur. Ms. Zegeye assured the meeting participants that this was planned as a next phase.

Mr. Haggerty raised concerns about the FSCMP, echoed by Ms. Holland. He noted that the group is simply demolishing and remediating the site. In addition to concerns about air quality during the demolition, some of the proposed uses (such as office space) may not be what is optimal, given the strength of the transportation infrastructure in the area. It was suggested to see how the Sparrows Point redevelopment has proceeded, which is another project of the CDC. Ms. Dunigan stated that Steve Collins, who led the FSCMP work, has expressed an openness to adjustments with proposals in the FSCMP. It was agreed that NCAMP should take the CDC proposals and build upon them. Ms. Dunigan noted that Task 3 of the NCAMP scope of work will identify scenarios and that the CDC scenario will be just one of several included in the analysis. Mr. Sadler expressed that community commercial is needed in the area. Mr. Archer expressed the need for additional warehouse space and manufacturing in the area.

Ms. Zegeye said that additional support was needed to complete NCAMP, as the scope has grown in breadth and complexity. WILMAPCO is, therefore, seeking consultant support. WILMAPCO will try to fund the work entirely, but may seek additional funding from project partners around the table. The ability of WILMAPCO to fully fund the study will only be known next month with the arrival of the new fiscal year. It was suggested that the CDC may be able to fund a portion of the study however the group expressed concerns that a developer funded NCAMP would present a conflict of interest. IHS Global, additionally, would be important consultant to consider for analysis of industrial development.

The study's scope was reviewed. Mr. Allen requested the removal of text relating to DelDOT developing an SSTI model. He said in discussions with Mr. Mike DuRoss, DelDOT, the travel demand model or a SYNCRO model should suffice.

The next meeting will be held in late July. Topics for the following meeting were identified as: CZA presentation from Kevin Coyle; review of consultant Request for Proposals/ Qualifications; and the economic assessment.