

North Claymont Area Master Plan Project Management Committee Meeting

June 1, 2016, 1:00-3:00 PM

Darley House
Claymont, Delaware

AGENDA

- | | |
|---------------------|---|
| 1:00-1:05 PM | Introductions & News <ul style="list-style-type: none">• Port study• TIGER grant |
| 1:05-1:20 PM | Overview of work since last meeting <ul style="list-style-type: none">• Updates to goals and scenarios (incl. connectivity)• Analysis and modeling |
| 1:20-1:45 PM | Draft results of analyses (see matrix) |
| 1:45-2:30 PM | Discussion – Initial reactions to analysis results <ul style="list-style-type: none">• Do you have any preferences?• Anything that you believe makes a scenario less than desirable?• What would you change about the scenarios?• Are there ways you would combine different elements of the alternatives to create a recommended alternative?• How well do they address your organization’s needs/goals?• What should the results mean for the recommendation? |
| 2:30-2:55 PM | Public meeting material & format review |
| 2:55-3:00 PM | Next steps |

Project Contact Information

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Element	Goal	Objectives	How to Measure or Address This Objective	Scenario 1: Base Case (Ex. Conditions)		Scenario 2: Mixed Use Nodes		Scenario 3: Waterfront Industrial		Scenario 4: Mixed Use & Industrial	
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	Proportion of types of residential (SF detached, townhouse, MF low density, MF high density) footage. <i>Note: Mixed use are vertical mixed use apartments over retail.</i>	Single family detached	27%	Single family detached	12%	Single family detached	32%	Single family detached	18%
				Townhomes	0%	Townhomes	5%	Townhomes	5%	Townhomes	5%
				Multifamily housing	73%	Multifamily housing	83%	Multifamily housing	63%	Multifamily housing	69%
				Mixed use apt	0%	Mixed use apt	0%	Mixed use apt	0%	Mixed use apt	8%
	Encourage Design that Builds On Community Strengths	Plan for new residential areas with views of the waterfront and protect existing views	N/A – include in final recommendation	--		--		--		--	
		Encourage housing for 55+ and assisted living facilities	N/A – include in final recommendation	--		--		--		--	
		Promote an attractive, walkable, transit-oriented environment.	Does it promote a walkable, transit-oriented environment? <i>“Attractive” – show in final recommendation (e.g., % of arterial roadways with landscaping)</i>	No		Yes		Yes		Yes	
		Preserve and respect the history of the area	N/A – include in final recommendation	--		--		--		--	
Community and Economic Development	Promote Economic Development and Expand Job Opportunities	Limit the visibility of surface parking lots and encourage structured parking	N/A – include in final recommendation/guidelines	--		--		--		--	
		Provide job opportunities through support for industry and retail, including small, local businesses	Number of new jobs based on square footage. <i>Note: Scenario 1 jobs are estimated using 2014 Economic Census data, and therefore some jobs (e.g., those at Tri-State) are likely to no longer be active. Scenarios 2-4 are estimated using land use for areas that change within each scenario, with existing/remaining jobs).</i>	Office*	745	Office	745+4,500	Office	745+3,375	Office	745+3,625
				Retail (350 likely to remain)	661	Retail	350+783	Retail	350+1,643	Retail	350+1,143
				Industrial - warehouse/flex*	181	Indus.- w.house/flex	181+200	Indus.- w.house/flex	181+1,231	Indus.- w.house/flex	181+360
				Industrial - port/heavy/mfg*	94	Indus. - port/heavy/mfg	94+0	Indus. - port/heavy/mfg	94+823	Indus. - port/heavy/mfg	94+33
				Institutional - medical*	12	Institutional - medical	12+1,429	Institutional - medical	12+0	Institutional - medical	12+0
				Institutional - education	0	Institutional - education	0+0	Institutional - education	0+0	Institutional - education	0+333
				TOTAL	1,693	TOTAL	8,293	TOTAL	8,453	TOTAL	6,876
		Jobs:Housing metric <i>Note: Includes exiting housing and existing jobs, where they are likely to remain.</i>	(*) all jobs likely to remain as-is								
			Proportion of different job types (including existing, as noted above)	Office	54%	Office	63%	Office	49%	Office	64%
				Retail	25%	Retail	14%	Retail	24%	Retail	22%
				Industrial - warehouse/flex	13%	Industrial - warehouse/flex	5%	Industrial - warehouse/flex	17%	Industrial - warehouse/flex	8%
				Industrial - port/heavy/mfg	7%	Industrial - port/heavy/mfg	1%	Industrial - port/heavy/mfg	11%	Industrial - port/heavy/mfg	2%
				Institutional - medical	1%	Institutional - medical	17%	Institutional - medical	0%	Institutional - medical	0%
				Institutional - education	0%	Institutional - education	0%	Institutional - education	0%	Institutional - education	5%
		Support job training opportunities (including a potential satellite campus)	Number of square feet with potential to have institutional use	1.02		2.66		5.44		3.08	
				0 [there are 12 existing medical jobs but no areas designated for institutional uses]		+300,000		+0		+100,000 (MU)	
		Encourage a greater variety of restaurants, shops, and entertainment destinations	Square footage of retail space <i>Note: can also show ideal mix in final recommendation</i>	274,400 (west of 95) +328,400 (E of Naamans, S of Tri-State) = 602,800 REMAINING + 535,000 (Tri-State: not all active) 1,137,800 TOTAL		=602,800 (EXISTING)+ 313,000 (NEW) 915,800 TOTAL		=602,800 (EXISTING)+ 657,000 (NEW) 1,259,800 TOTAL		=602,800 (EXISTING)+ 657,000 (NEW) 1,259,800 TOTAL	

Yellow highlight indicates that the metric is being refined/calculated, Will complete after June meetings

Element	Goal	Objectives	How to Measure or Address This Objective	Scenario 1: Base Case (Ex. Conditions)		Scenario 2: Mixed Use Nodes		Scenario 3: Waterfront Industrial		Scenario 4: Mixed Use & Industrial	
	Create a Safe, Healthy, and Welcoming Community	Enhance safety of existing neighborhoods and ensure safety of newly-developed areas	Later: Police/fire/EMS response time								
		Buffer existing and new residential, commercial, institutional, and open space areas from industrial areas	Amount of different types of development within a 1000’ radius of heavy industrial (existing and proposed)								
		Expand opportunities for improved community health and wellness	Access to public open spaces and trails (existing and proposed) - Will provide # units within 1/4 mile of a green space, which could include trails or other activity areas								
			Access to grocery stores – <i>include in final recommendation</i>	--		--		--		--	
		Encourage support for family and human development	<i>N/A – show in final recommendation</i>	--		--		--		--	
		Create gateways to the community and improve wayfinding	<i>N/A – include in final recommendation</i>	--		--		--		--	
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	Approx. acres public open space. Includes existing spaces. <i>Show in final recommendation: Connections to existing trail network and regional parks</i>	33		193		103		155	
		Designate public access areas on the waterfront	Approx acres of accessible open space on waterfront	0		120		20		80	
		Continue the East Coast Greenway and provide more off-road trails	ECG in the scenario?	No		Yes		Yes		Yes	
	Protect and Restore the Environment	Enhance Naamans Creek waterway	<i>N/A – include in final recommendation</i>	--		--		--		--	
		Mitigate existing and future air, water, and sound pollution	High-medium-low impact of waterfront development (Higher impact for industrial, lower impact for residential, no impact for open space.)	Low		Low		High		Medium	
			<i>N/A – show strategies in final recommendation (e.g., different types of buffers). Look at site-wide sustainability beyond riparian buffers.</i>	--		--		--		--	
Transportation	Improve Local and Regional Multimodal Transportation Connections	Promote safe pedestrian and bicycle facilities that do not conflict with the movement of trucks	Bike safety - More comfortable bicycle facilities	Fewer		More		More		More	
			Pedestrian safety - Pedestrian crossing density/number	Fewer		More		More		More	
		Relocate the train station to become a more convenient and appealing facility	Is it relocated in the plan?	Yes		Yes		Yes		Yes	
			<i>Later: Train ridership potential</i>								
		Encourage development of a multimodal train/bus/bike/walk hub	Included in the scenario?	No		Yes		Yes		Yes	
		Improve bus service within Claymont	Buses/trips per service hour								
			Bus ridership potential								
		Reduce traffic and crashes	Traffic generated in each area, based on LU (PM peak hour). Scenario 1 is an estimate. <i>Later: # congested intersections and/or crash rate</i>	North of Naamans Rd Between Naamans & 13 Between US 13 & rail East of SEPTA rail	650 Few Few Few	North of Naamans Rd Between Naamans & 13 Between US 13 & rail East of SEPTA rail	623 1066 540 511	North of Naamans Rd Between Naamans & 13 Between US 13 and rail East of SEPTA rail	405 1003 347 165	North of Naamans Rd Between Naamans & 13 Between US 13 and rail East of SEPTA rail	555 1060 540 316

Yellow highlight indicates that the metric is being refined/calculated, Will complete after June meetings



NORTH CLAYMONT AREA MASTER PLAN

PMC MEETING (JUNE 1, 2016)

*REVIEW OF DRAFT SLIDES FOR
COMMUNITY WORKSHOP #2 (JUNE 6)*

1.

Introduction

To the team and to the Plan

■ Planning Partners

- **THE CLAYMONT COMMUNITY**
- WILMAPCO
- New Castle County
- Claymont Renaissance Development Corporation
- Delaware Office of State Planning Coordination
- Delaware Department of Transportation
- DART First State
- Delaware Department of Natural Resources
- Delaware Economic Development Office

Consultant Team

RHODESIDE & HARWELL

Planning / Design /
Community Engagement

WRA

Multi-Modal Transportation
Planning / Engineering

W-ZHA

Market and Economic
Analysis

Study Area

Study Area



■ What does a **Master Plan** do?

- Establishes a community vision.
- Guides growth and development.
- Identifies needed improvements and infrastructure.
- Outlines recommendations that can be adopted and implemented by relevant agencies.

The **North Claymont Area Master Plan** will use a collaborative process to create a comprehensive vision for the future that includes consideration of:

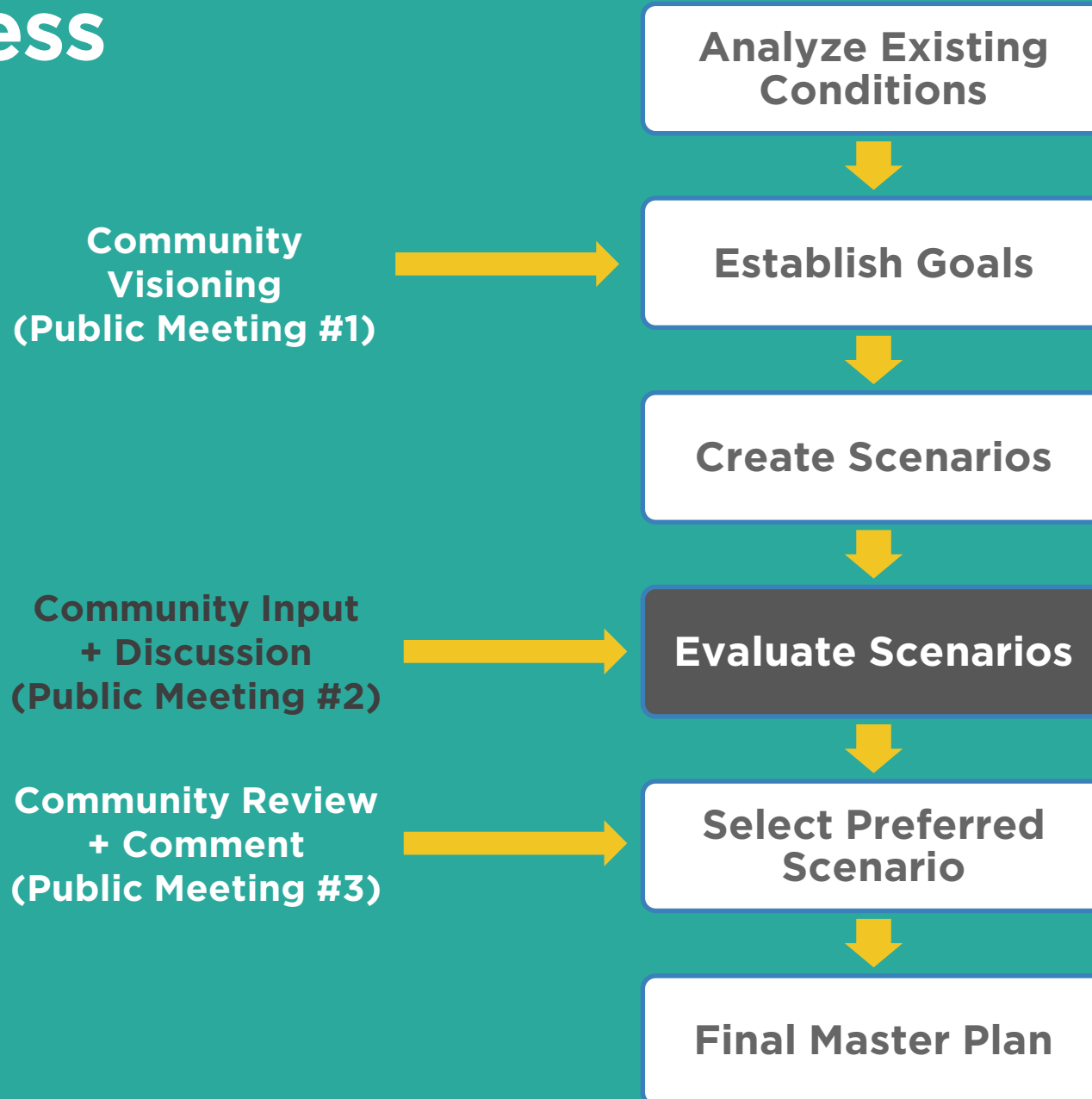
**Land Use &
Design**

**Community &
Economic
Development**

Transportation

**Environment &
Open Space**

Process



We've met with...

A **Project Management Committee**, made up of representatives from the partner agencies.

An **Advisory Committee** with:

- Residents
- Local agencies
- Community representatives

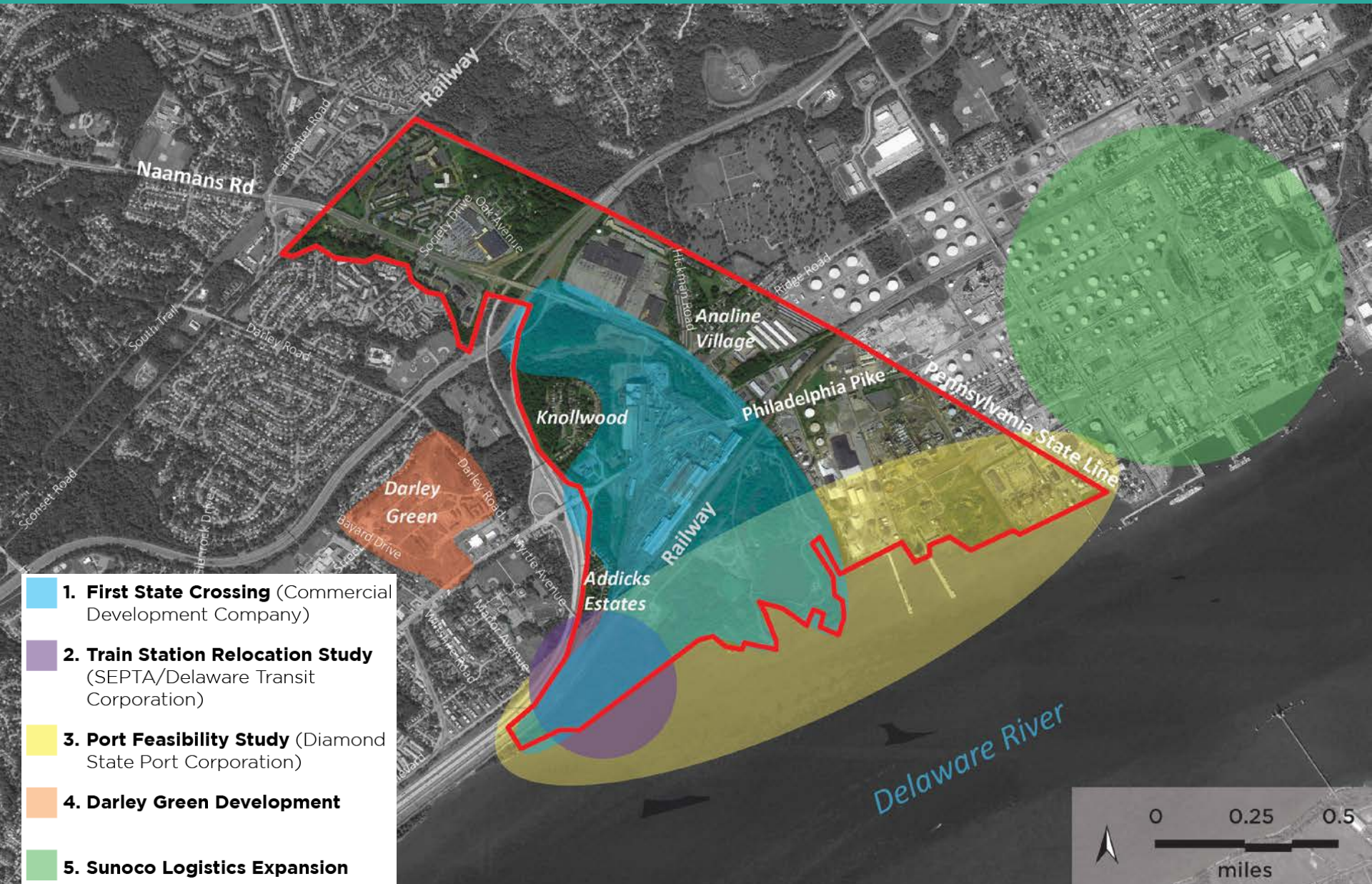
Several focus groups, including:

- Community and civic groups
- Regional agencies
- Adjacent jurisdictions
- Property owners
- Developers
- Industry representatives

The community, at the first community meeting on February 3.



Other Ongoing Projects

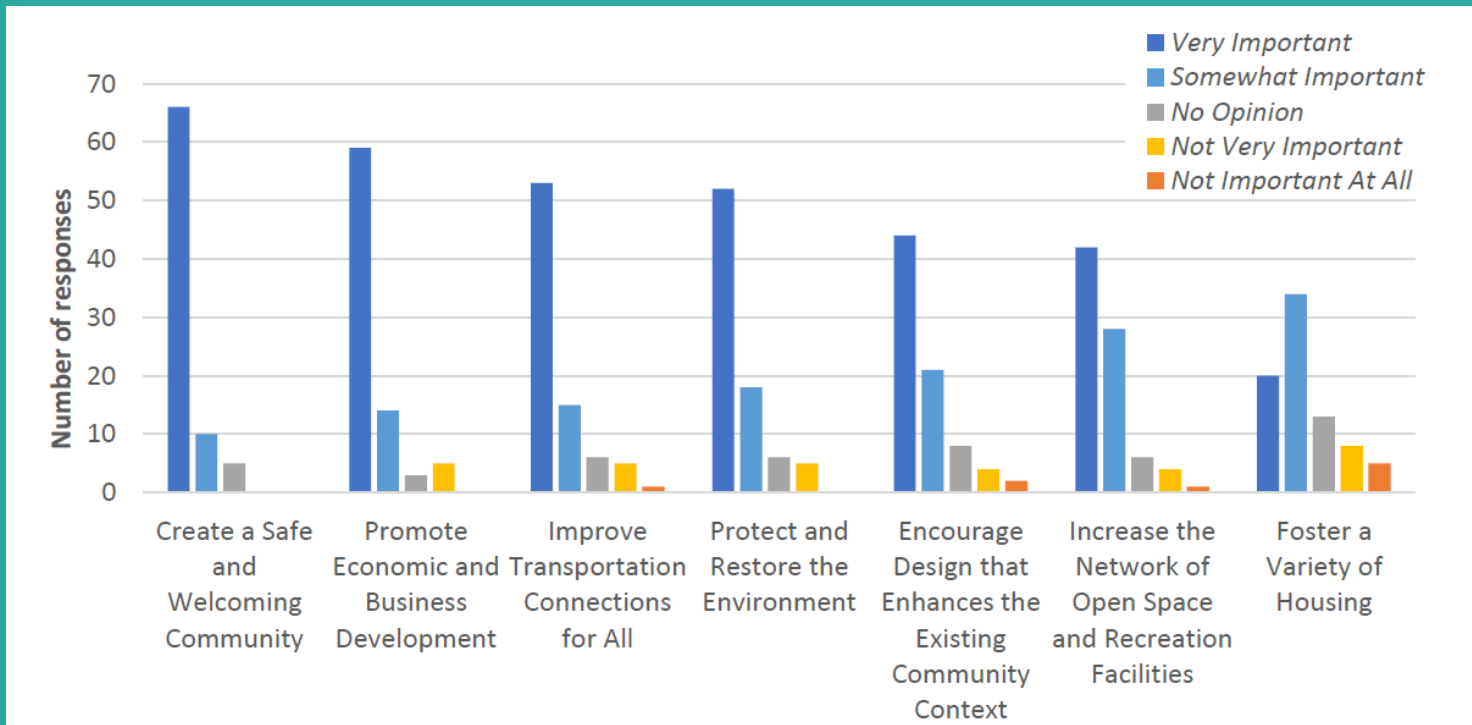


2.

Goals & Objectives

Thanks for your input in February!

- About 100 meeting attendees and 52 responses to the survey on the website.
- Small group discussions:
 - Need to balance many goals
 - Priorities: economic development, safety, improved transportation connections
- Survey:
 - Same as above, with additional focus on environment
 - Concerned about safety/crime and ability to implement the plan
- Changes based on input



Goals and Objectives

The goals and objectives are **being used to weigh the pros and cons of each scenario** during the evaluation process.

GOALS: Broad statements that describe a desired future state. These fit under one of the four Master Plan Elements.

OBJECTIVES: Specific statements in support of each goal.

METRICS: Ways to measure how well each scenario addresses the objectives.

Plan Elements & Goals

Elements

Land Use & Design

Community and
Economic
Development

Transportation

Environment and
Open Space



Encourage Design
that Builds On
Community Strengths

Objectives

Promote Economic
Development and
Expand Job
Opportunities

Objectives

Improve Local and
Regional Multimodal
Transportation
Connections

Objectives

Increase the Network
of Open Space and
Recreation Facilities

Objectives

Foster a Variety of
Housing

Objectives

Create a Safe,
Healthy, and
Welcoming
Community

Objectives

Protect and Restore
the Environment

Objectives



Metrics

Goals & Objectives

3.

Scenarios

What might the future of
North Claymont look like?

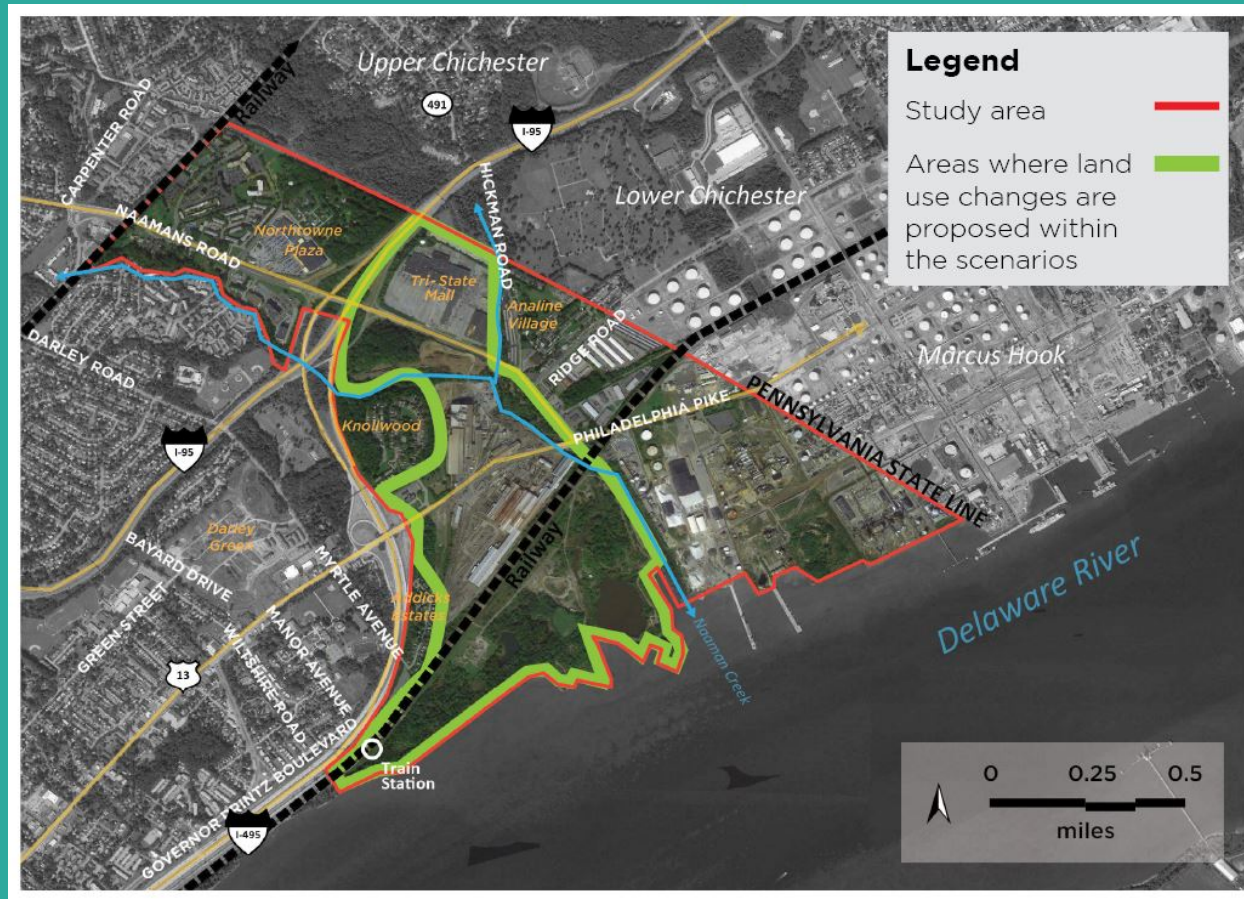
What is in the scenarios?

Land Use & Design

Community and
Economic
Development

Transportation

Environment and
Open Space



■ The Scenarios

Scenario 1: Base Case

- Train station relocated, with path from old station.
- Other existing conditions remain.

Scenario 2: Mixed Use Nodes

- A mix of uses in distinct nodes.

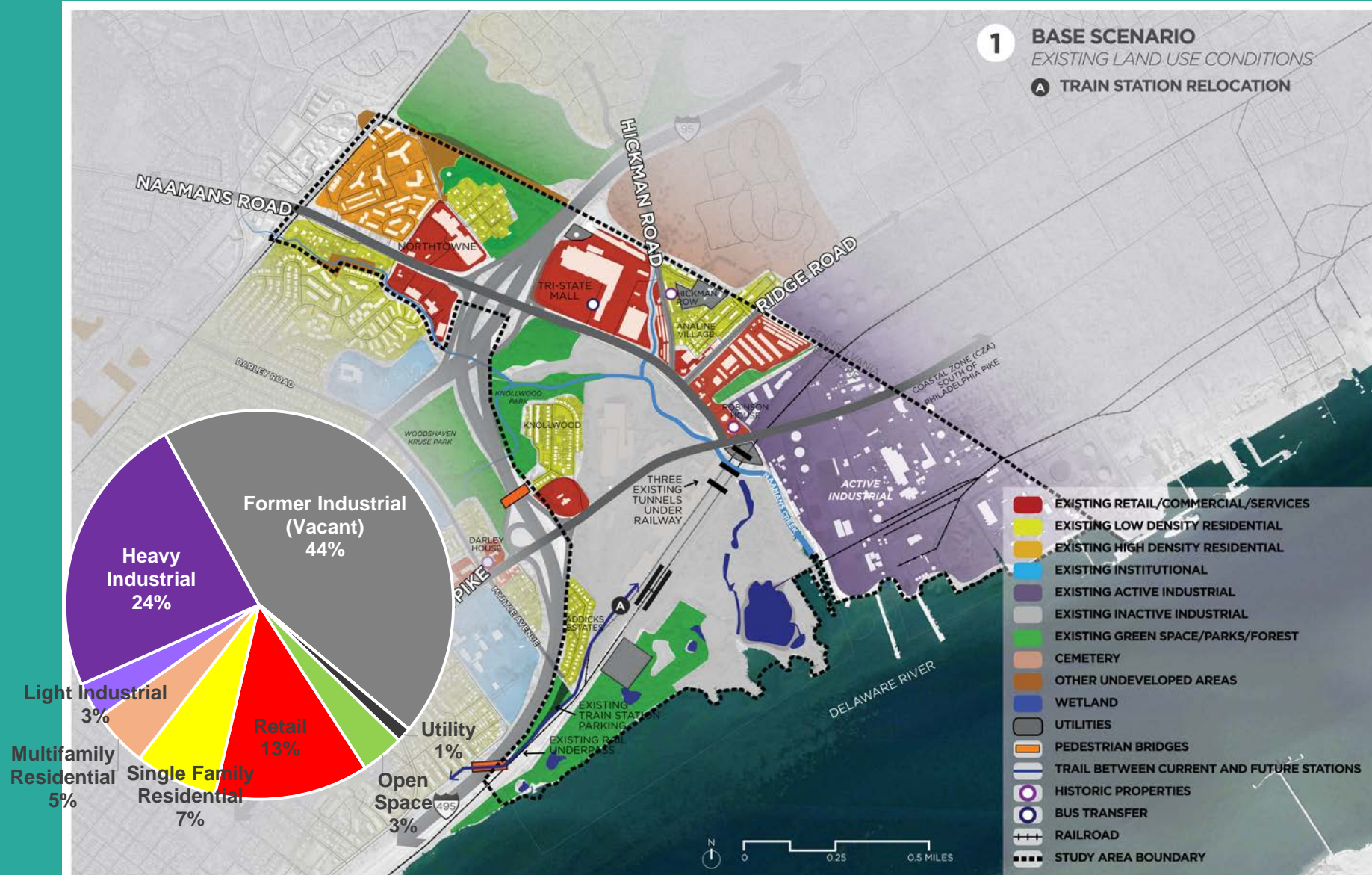
Scenario 3: Waterfront Industrial

- Intense industrial on the waterfront, with large retail and office areas.

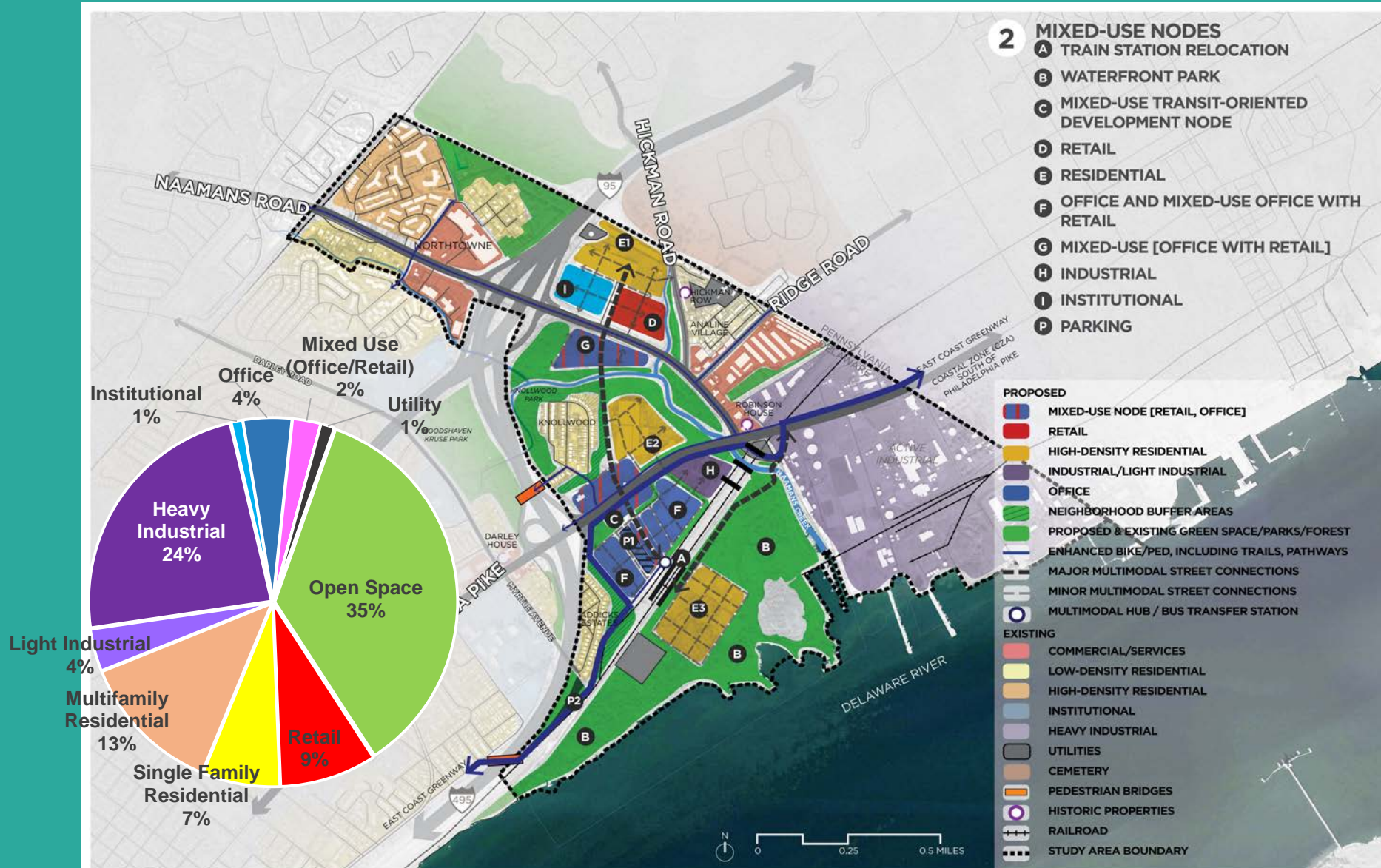
Scenario 4: Mixed Use & Industrial

- Some industrial uses near the railway, with a mix of uses in other areas.

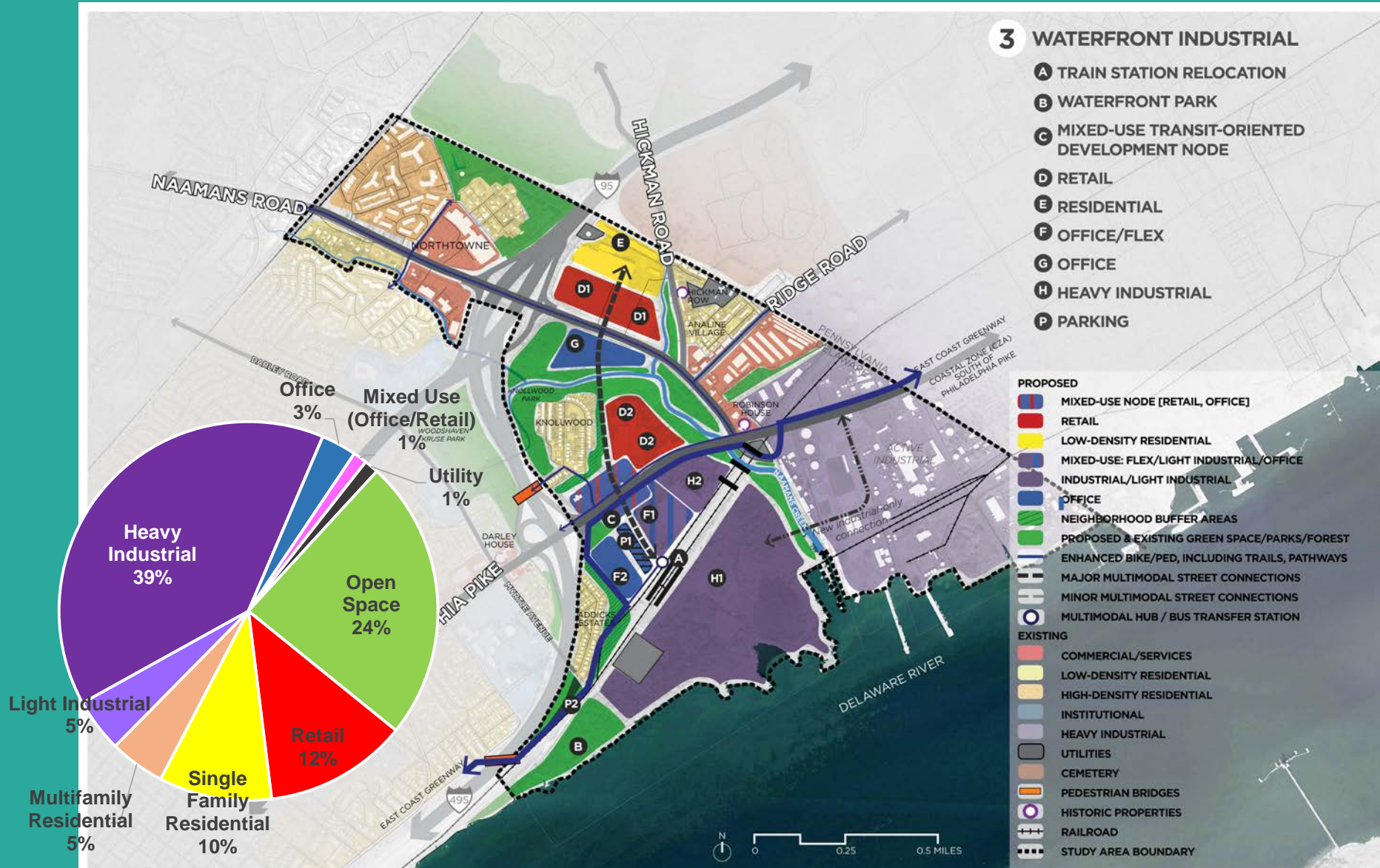
Scenario 1: Base Case



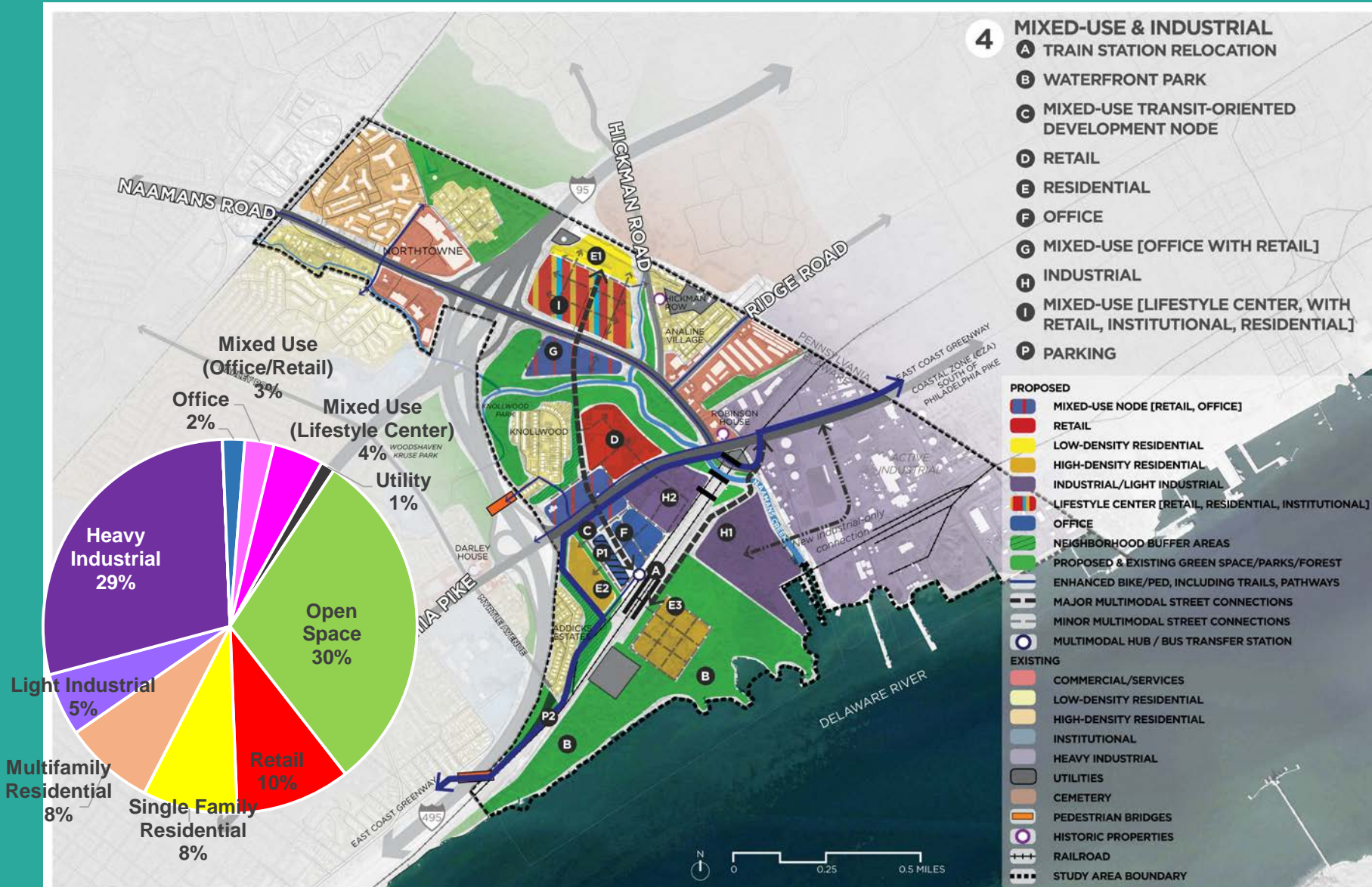
Scenario 2: Mixed Use Nodes



Scenario 3: Waterfront Industrial



Scenario 4: Mixed Use & Industrial



4.

How do the scenarios address the four elements of the master plan?

- Land Use & Design
- Community & Economic Development
- Environment & Open Space
- Transportation

Land Use & Design

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

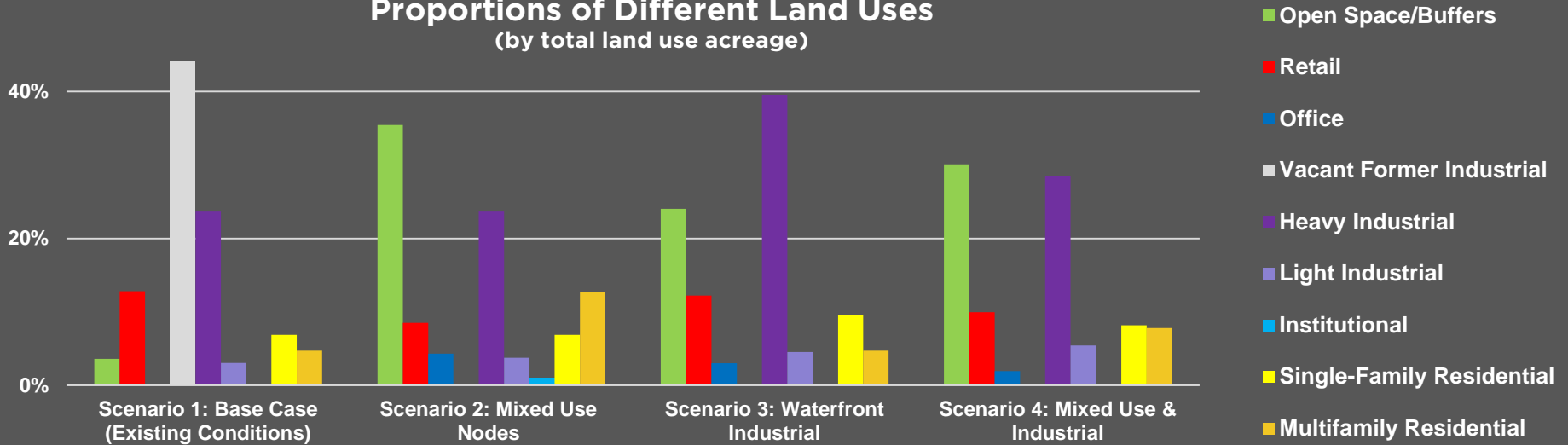
Foster a Variety of Housing

- 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 new residential areas with views of the waterfront and protect existing views

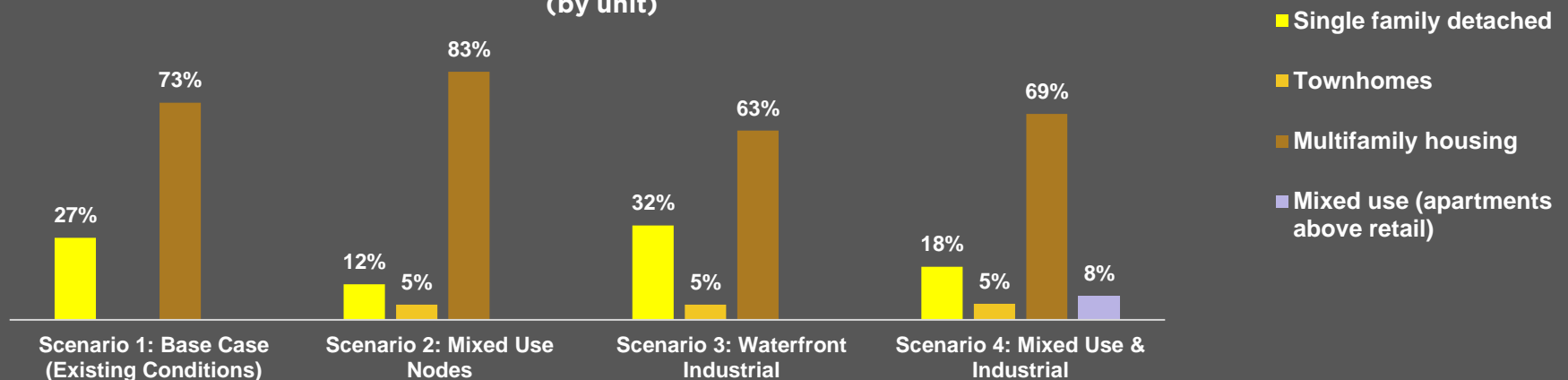


Land Use & Design Metrics

Proportions of Different Land Uses
(by total land use acreage)



Proportions of Housing Types
(by unit)



Other things to consider:

- **Buildings:** How would you like the buildings to look?
- **Housing:** What type of housing do you think is most desired by people 55+?
- **Views:** What do you think are the best views in this area?
- **History:** How would you like to see the history of the area reflected in the plan and in the community?
- **Aesthetics:** How and where would you like to see the community beautified?

Community & 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**



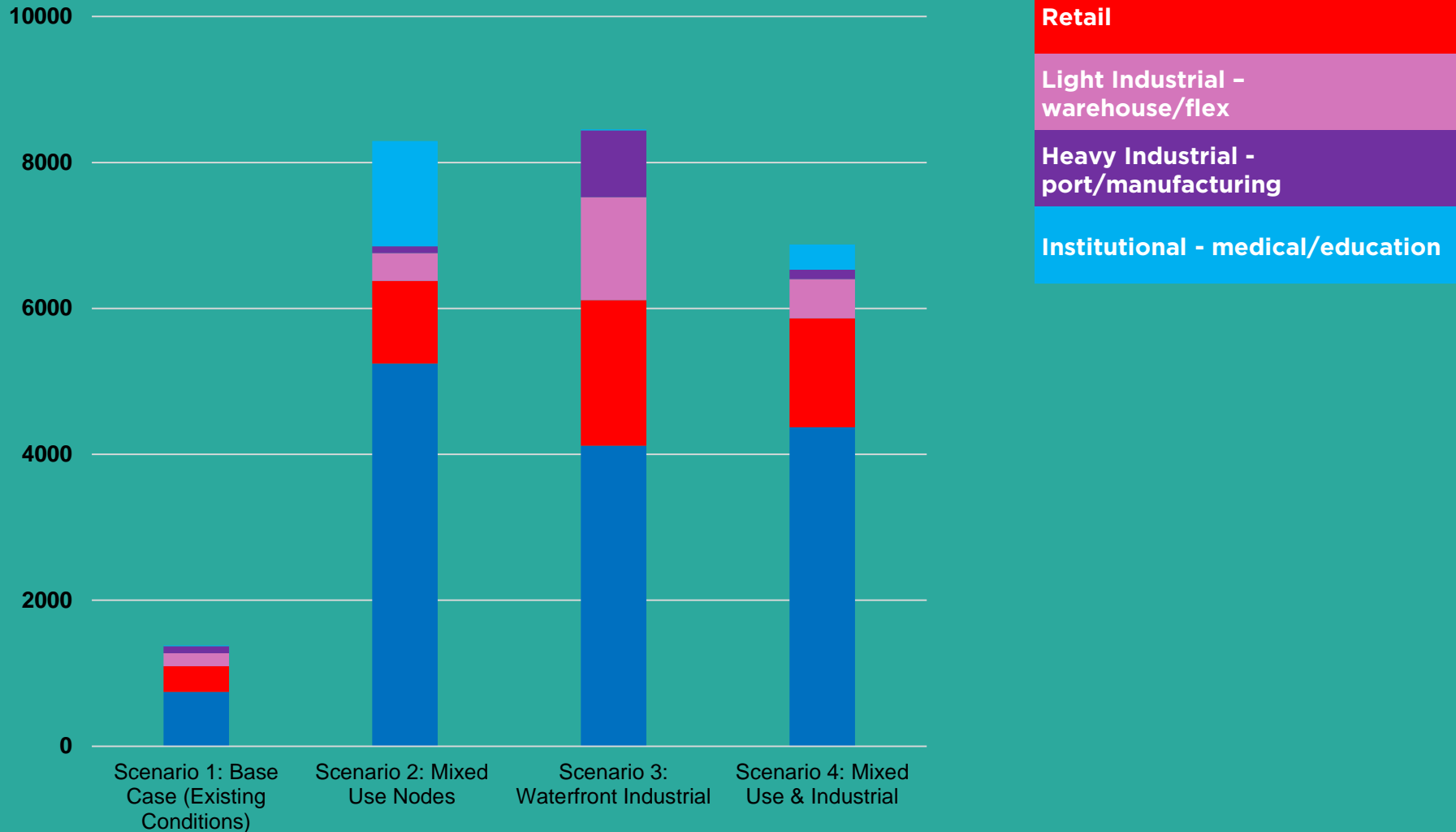
Create a Safe, Healthy, and Welcoming Community

- 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
- Encourage support for family and human development
- Expand opportunities for **improved community health and wellness**



Community & Economic Development Metrics

Total Job Potential (by build-out concept area)

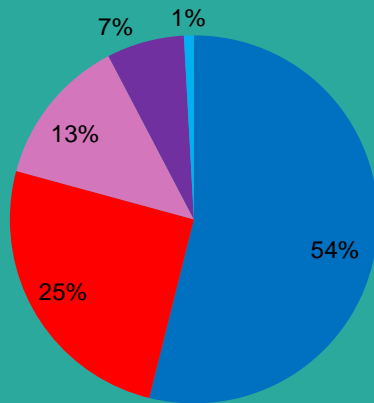


Community & Economic Development Metrics

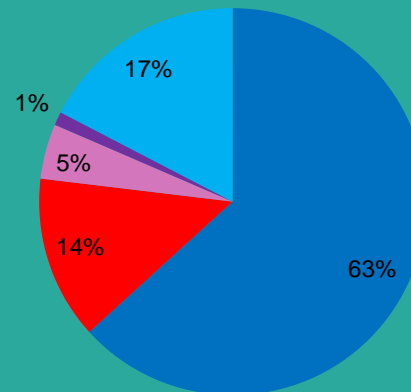
Job Proportions By Land Use

(by build-out concept area)

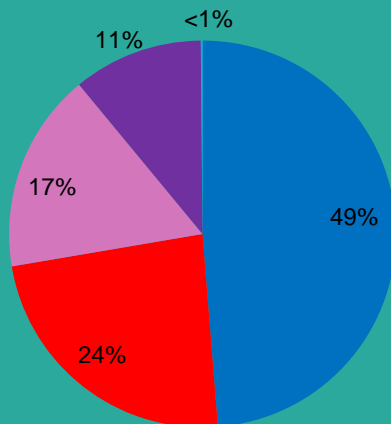
Scenario 1: Base Case
(Existing Conditions)



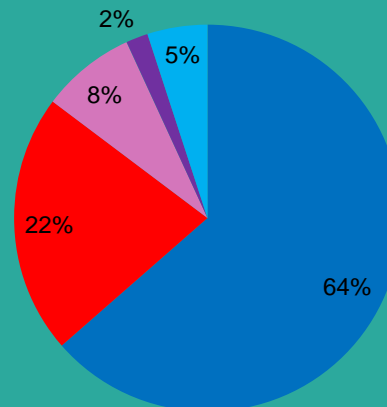
Scenario 2: Mixed Use Nodes



Scenario 3: Waterfront Industrial



Scenario 4: Mixed Use & Industrial



Office

Retail

Light Industrial -
warehouse/flex

Heavy Industrial -
port/manufacturing

Institutional -
medical/education

Community & Economic Development

Draft list

Other things to consider:

- **Gateways:** What type of gateway would you like to see for this area?
What do you want people to see when they enter Claymont from the northwest?
- **Gathering spaces:** What type of community gathering spaces would you like to have?
- **Services:** How do you think we can encourage support for family and human development in the plan?

Environment & 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



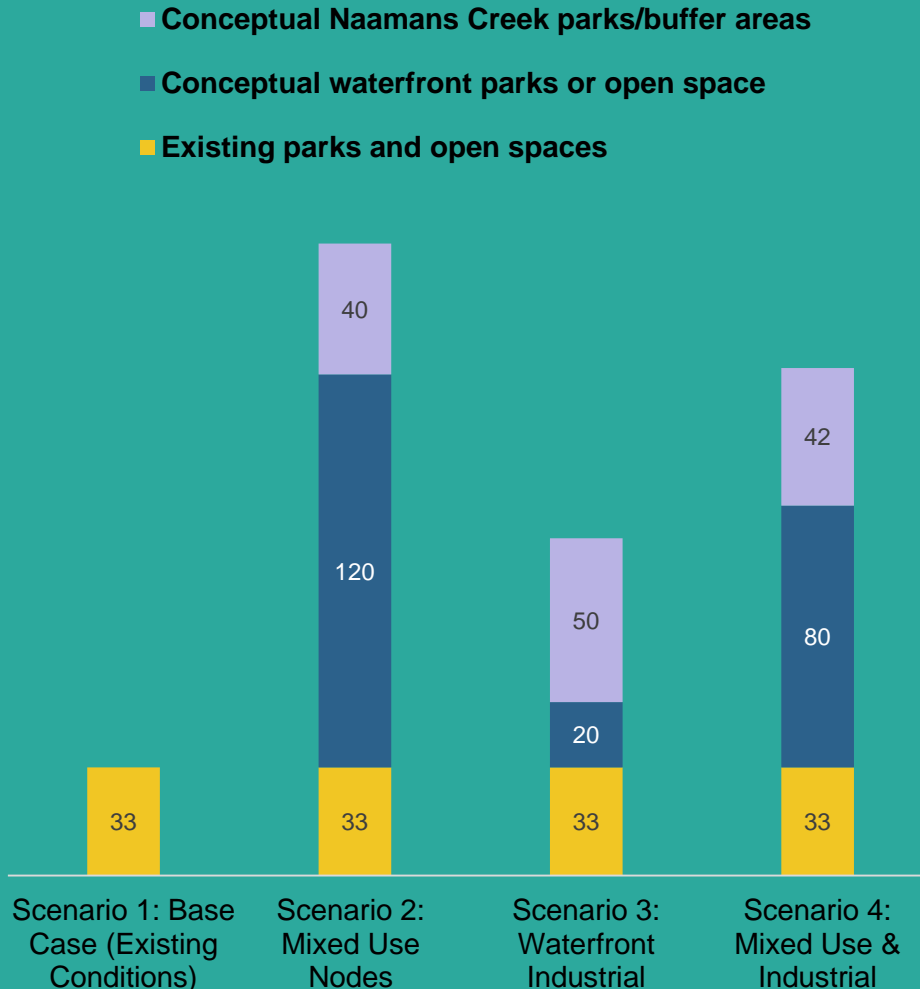
Protect and Restore the Environment

- Enhance Naamans Creek waterway
- Mitigate existing and future air, water, and sound pollution



Environment & Open Space Metrics

Parks, Open Space, and Buffer Areas (Approx. Acres)



Metric	Scenario 1: Base Case (Existing Conditions)	Scenario 2: Mixed Use Nodes	Scenario 3: Waterfront Industrial	Scenario 4: Mixed Use & Industrial
Continuation of East Coast Greenway	No	✓	✓	✓
Potential impact of development on the waterfront	<div>Low</div>	<div>Low</div>	<div>High</div>	<div>Medium</div>

Environment & Open Space

Draft list

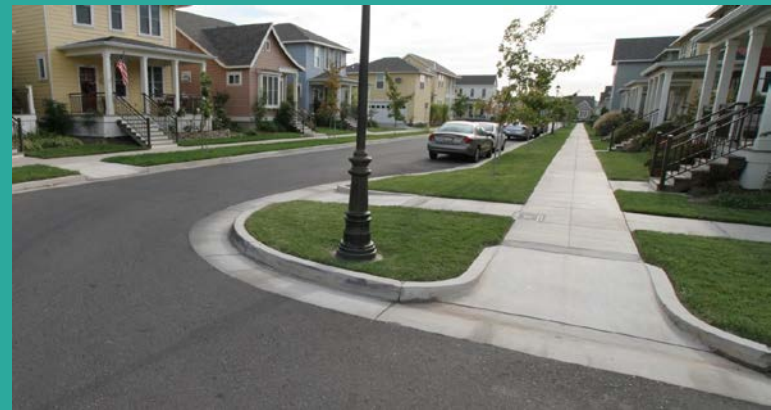
Other things to consider:

- **Connections:** Besides the East Coast Greenway and Fox Point State Park, are there other local or regional parks or trails to which you'd like this area to be better connected?
- **Parks & Rec:** What types of parks and recreation facilities would you like to see, and where?

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** and crashes



■ Transportation – Train Station Study

■ Transportation – Train Station Study

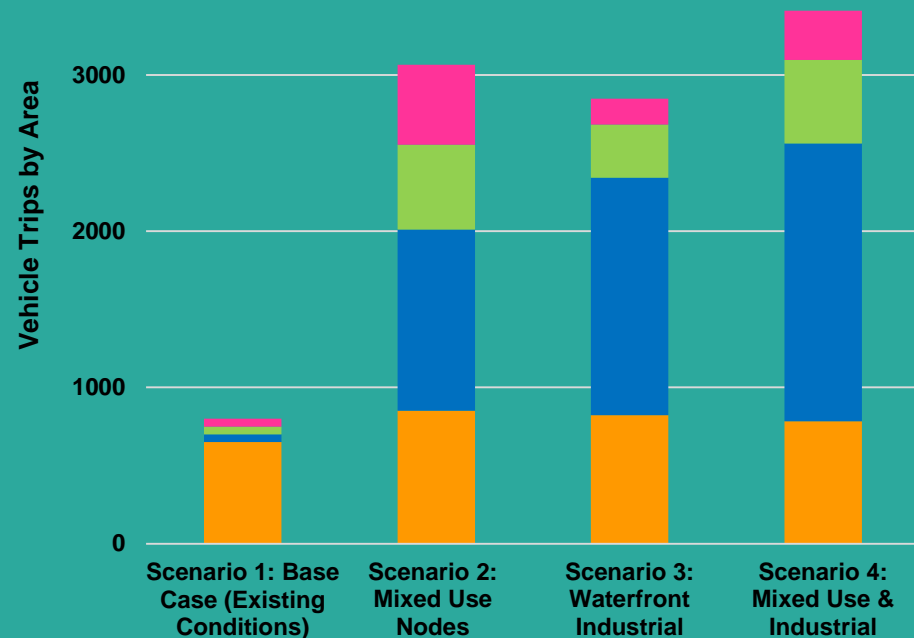
■ Transportation – Train Station Study

■ Transportation – Train Station Study

Transportation Metrics

**Scenario Traffic Comparison
(PM Peak Hour)**

- North of Naamans Rd
- Between Naamans Rd & US 13
- Between US 13 and SEPTA rail
- East of SEPTA rail



See the connectivity diagrams at the boards for more information!

Metric	Scenario 1: Base Case (Existing Conditions)	Scenario 2: Mixed Use Nodes	Scenario 3: Waterfront Industrial	Scenario 4: Mixed Use & Industrial
More comfortable bicycle facilities	No	✓	✓	✓
More pedestrian crossing areas	No	✓	✓	✓
Train station relocation	✓	✓	✓	✓
Multimodal train, bus, bike, walk, drive hub	No	✓	✓	✓

Other things to consider:

- **Bicycling and walking:** All streets will include pedestrian facilities and bicycle accommodations. Where do you think they are most needed now? Where do you think they will be most needed in the future?
- **Congestion:** We are looking at ways to address traffic on Ridge Road and traffic near Northtowne. Are there other current traffic issues within the study area that we are not addressing?

5.

Next Steps

Next Steps



■ Tonight

Please visit the stations to ask questions and give your input!

- **Station #1: Welcome/Sign In**
- **Station #2: Introduction to the Master Plan**
- **Station #3: Final Goals and Objectives**
- **Station #4: Scenarios**
- **Station #5: Addressing the Elements**
 - Land Use & Design
 - Community & Economic Development
 - Environment & Open Space
 - Transportation
- **Station #6: Claymont Regional Transportation Center**
- **Station #7: Survey Station**

Contact Information

Phone: 302-737-6205 ext. 118
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Facebook: facebook.com/northclaymont

Before you leave, please sign in and drop off your survey.

Thank you for attending!