

NORTH CLAYMONT AREA MASTER PLAN

PMC MEETING
MARCH 21, 2016



Agenda

- 3:00-3:05 PM Introductions
- 3:05-3:15 PM Feb. 3 Community Workshop Results
- 3:15-3:30 PM Goals, Objectives, and Metrics
- 3:30-3:55 PM Opportunities and Challenges
- 3:55-4:25 PM Scenarios
- 4:25-4:30 PM Next Steps



Community Workshop #1 (Feb 3)

- **About 100 attendees**
- **Summary posted on website**
- **Small group discussion results**
 - Need to balance many goals
 - Priorities: economic development, safety, improved transportation connections
- **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**



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

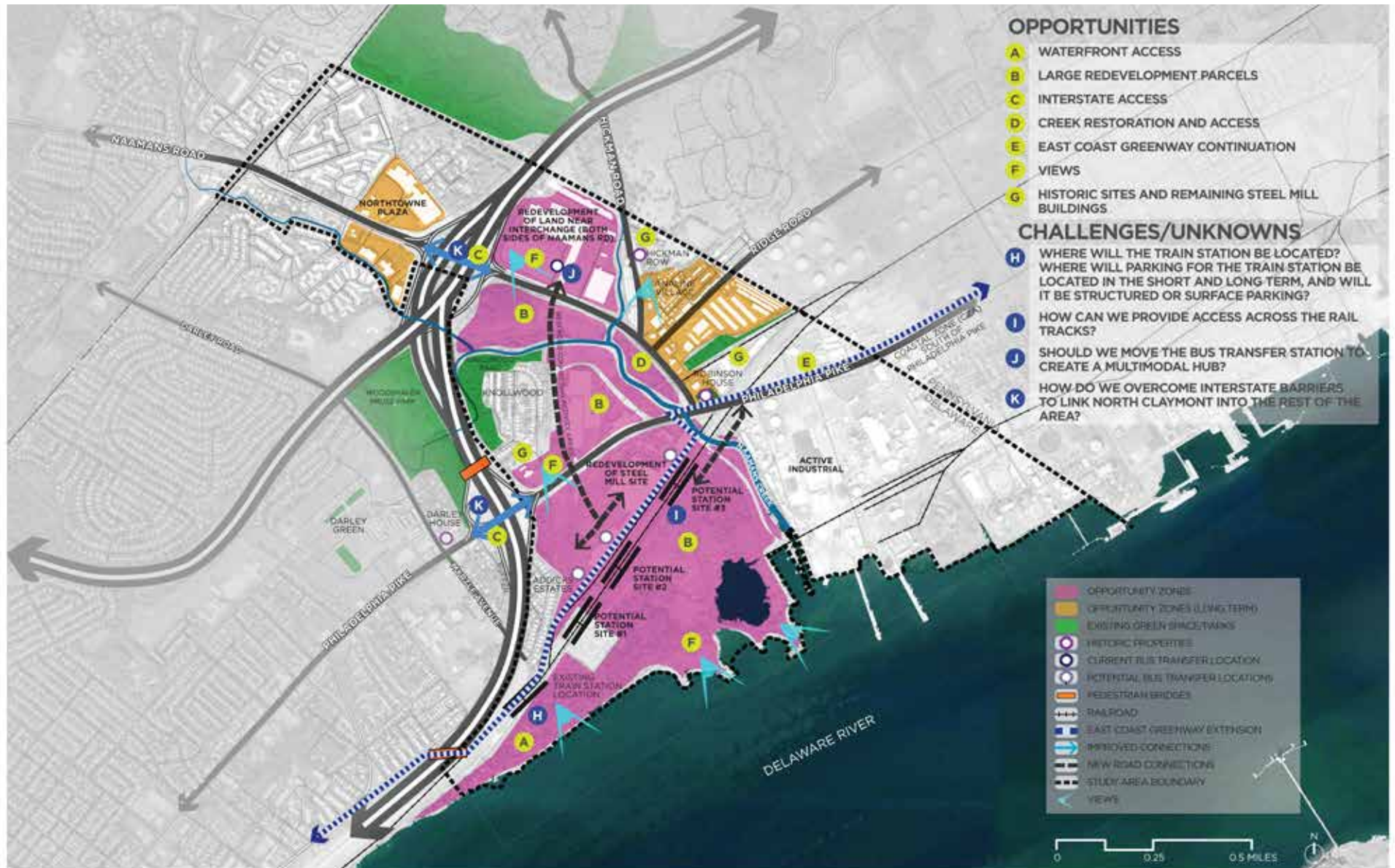
Metrics

- **See handout.** Still in draft form.
- Will be using metrics to evaluate the scenarios and results of modeling.
- **Keep in mind:** How else can we measure the degree to which the scenarios address the goals?

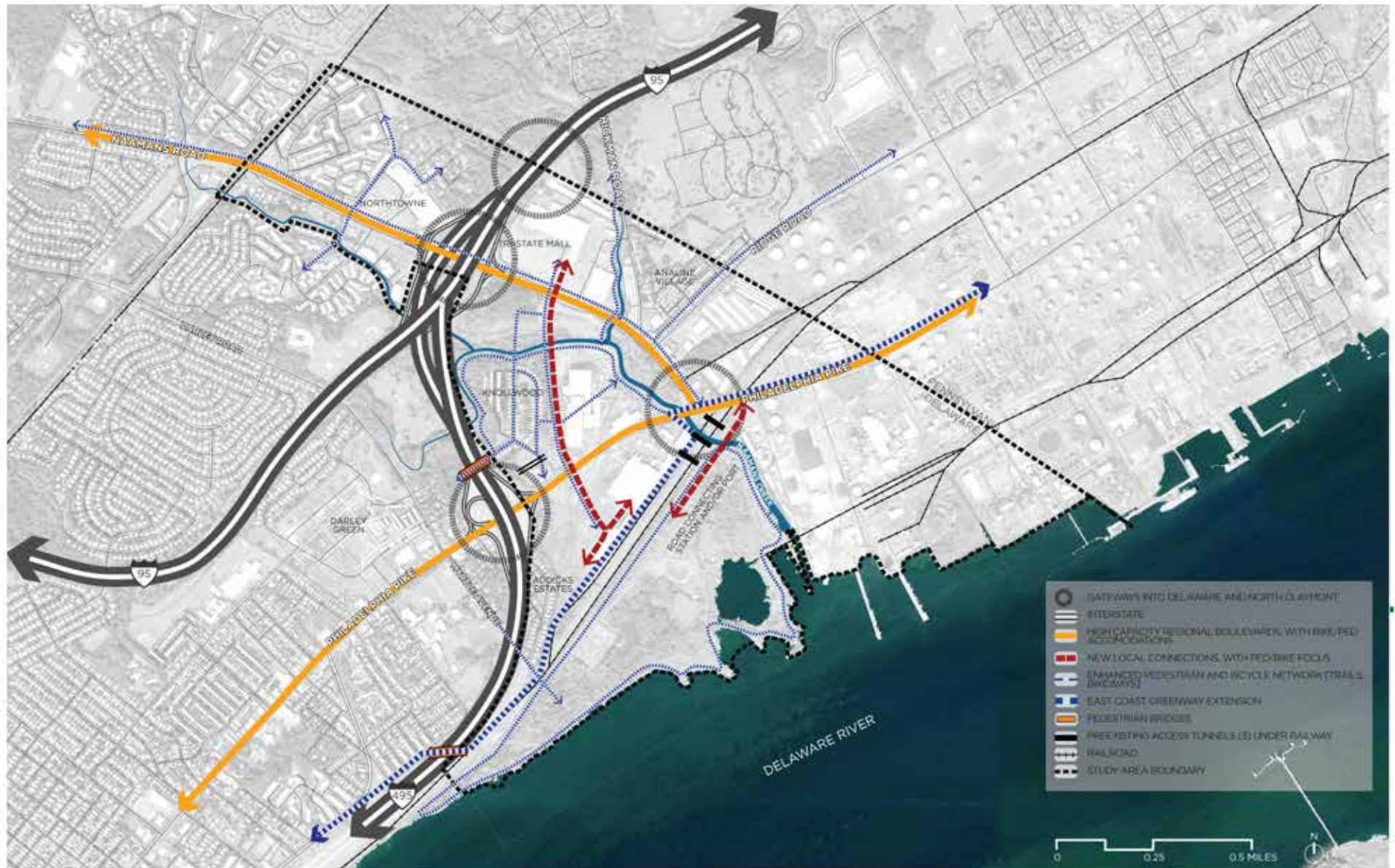
Existing Conditions



Opportunities and Challenges

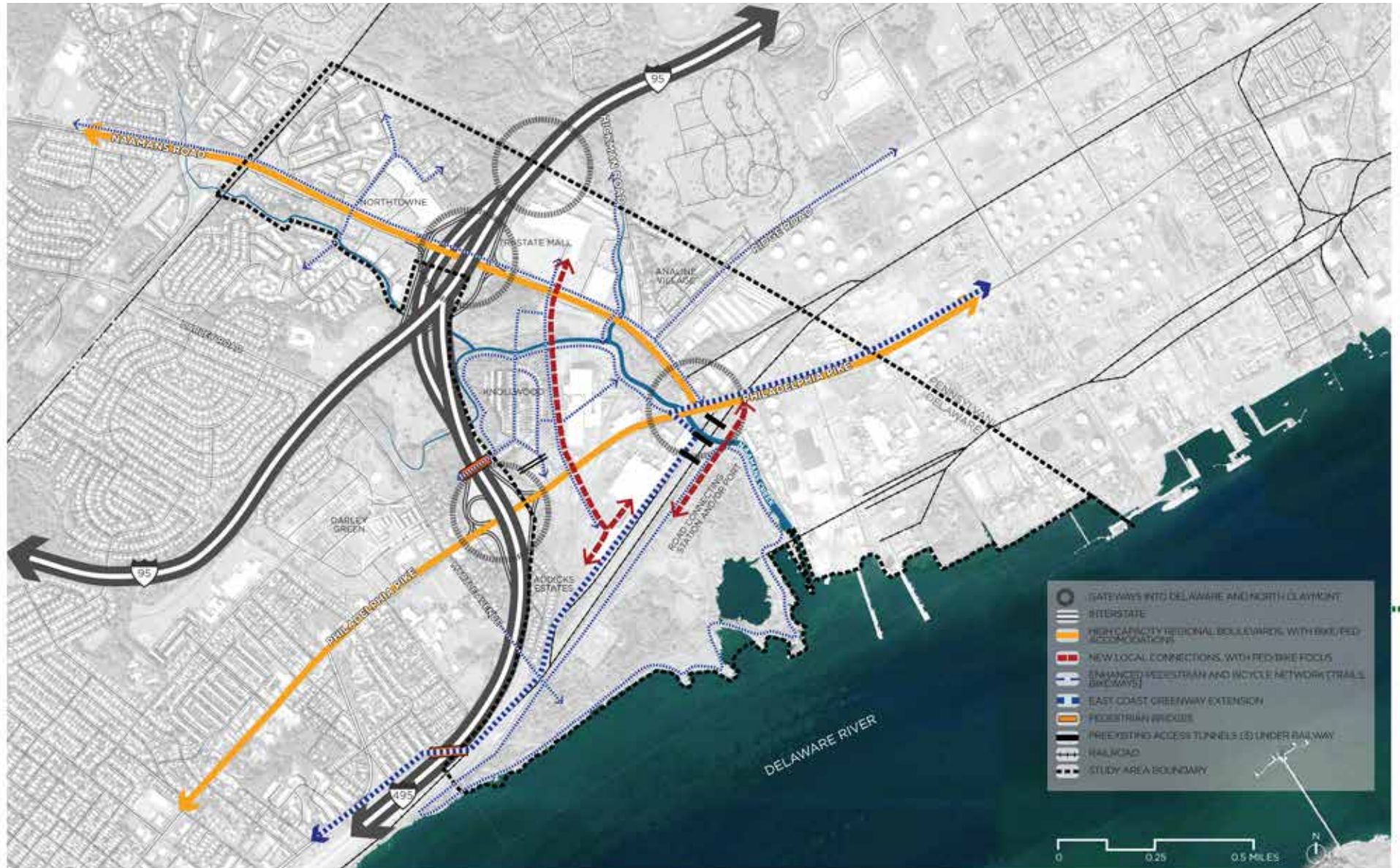


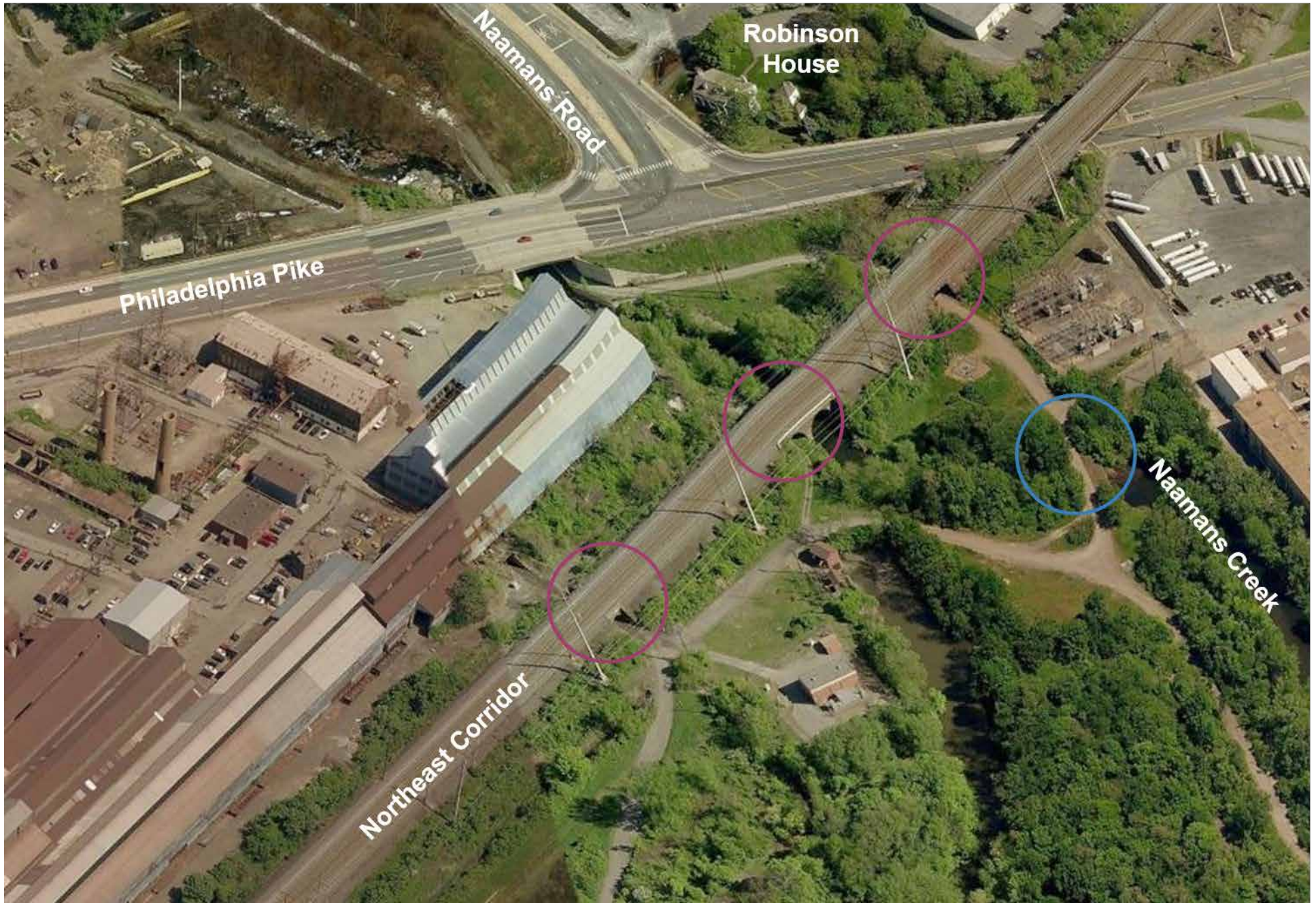
Connectivity



Connectivity

RAIL LINE CROSSINGS



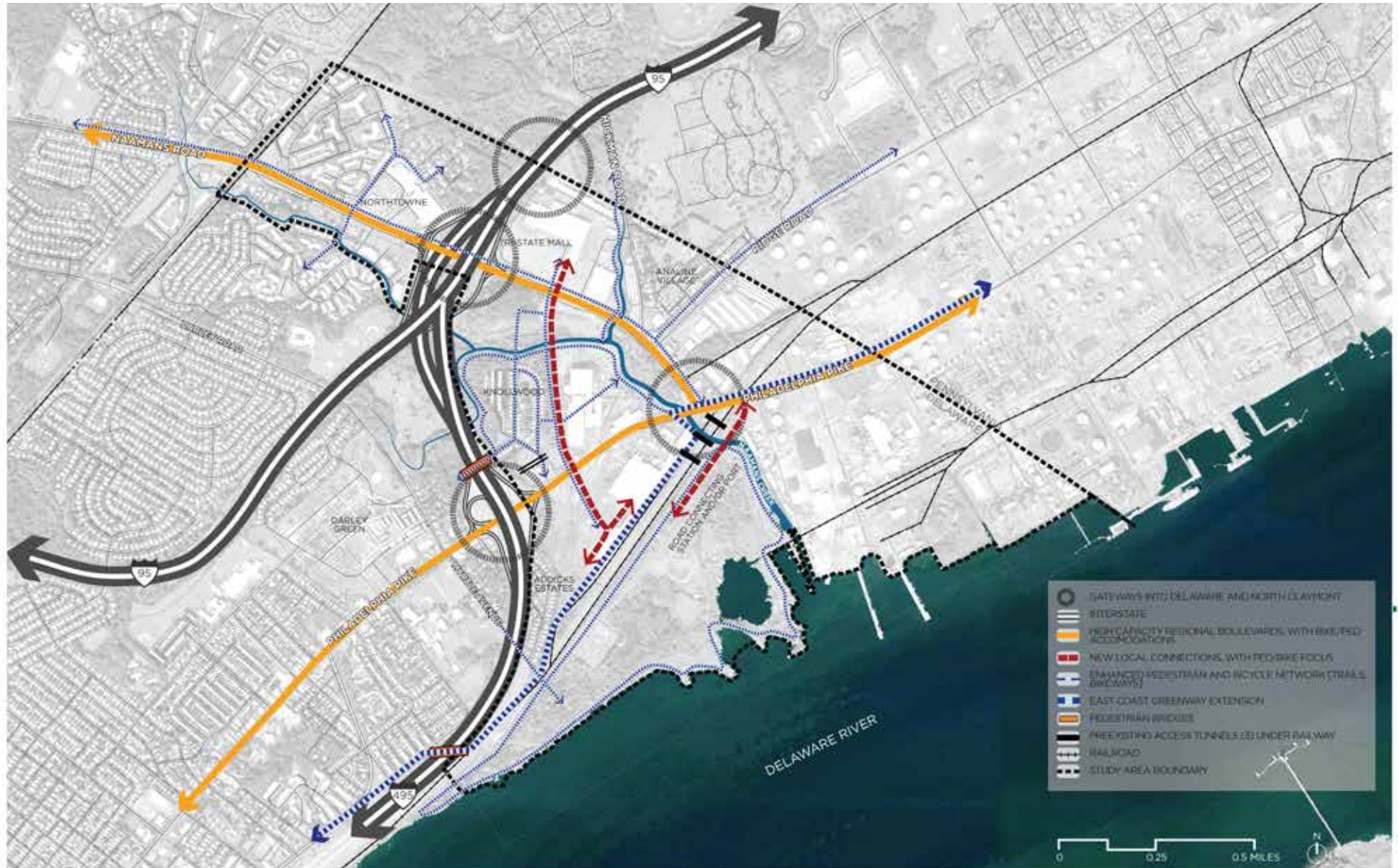


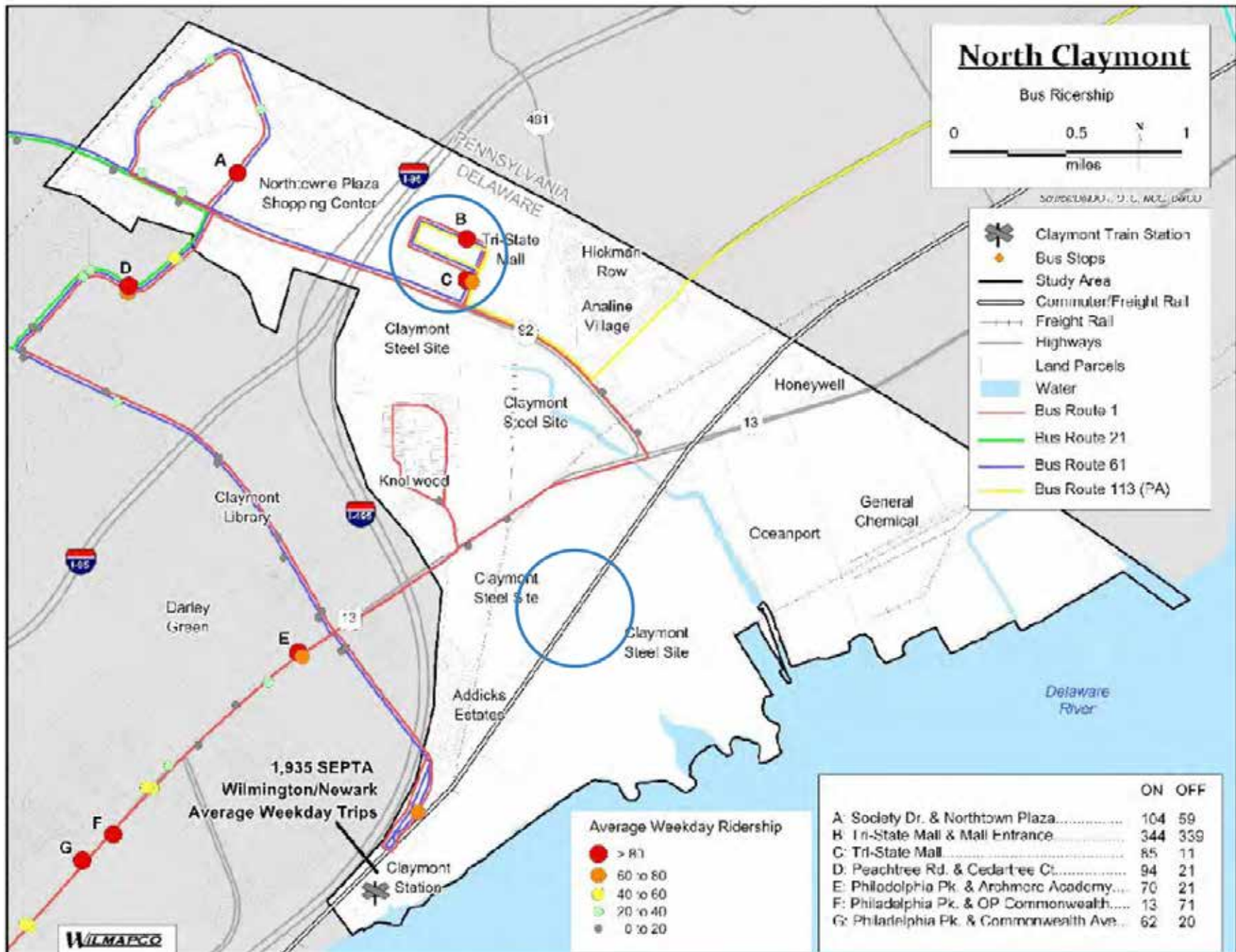




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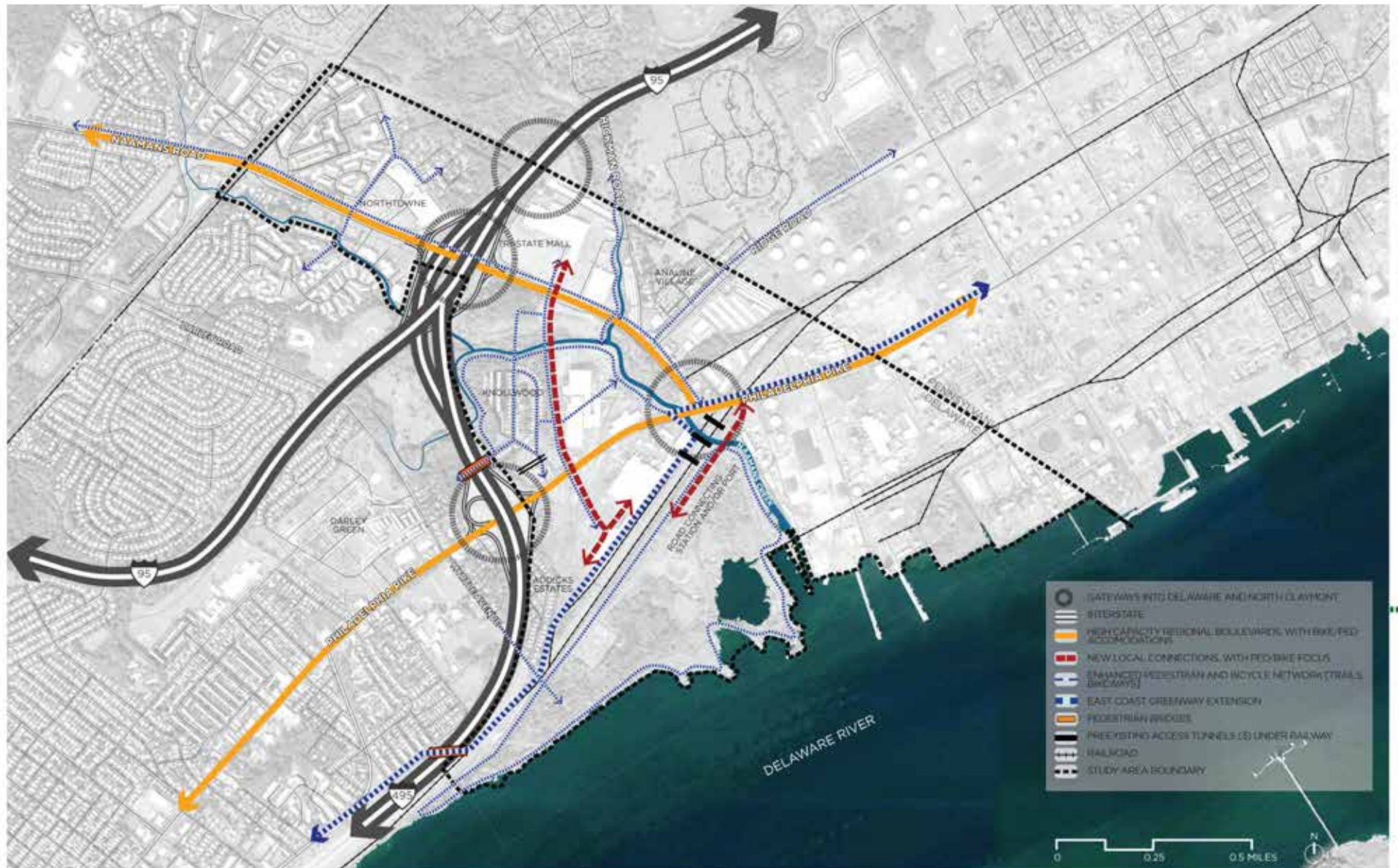
BUS HUB





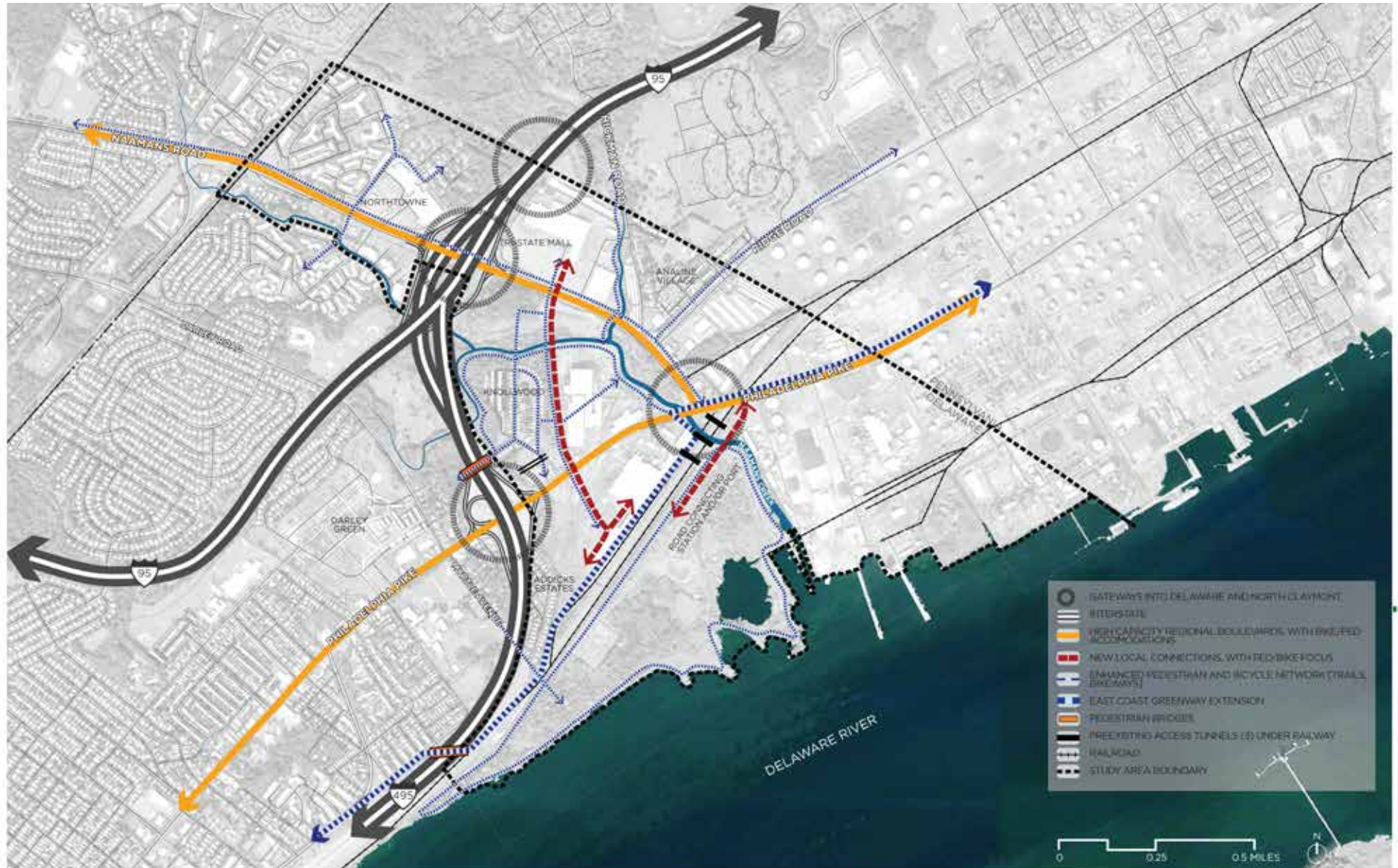
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WALKING & BICYCLING



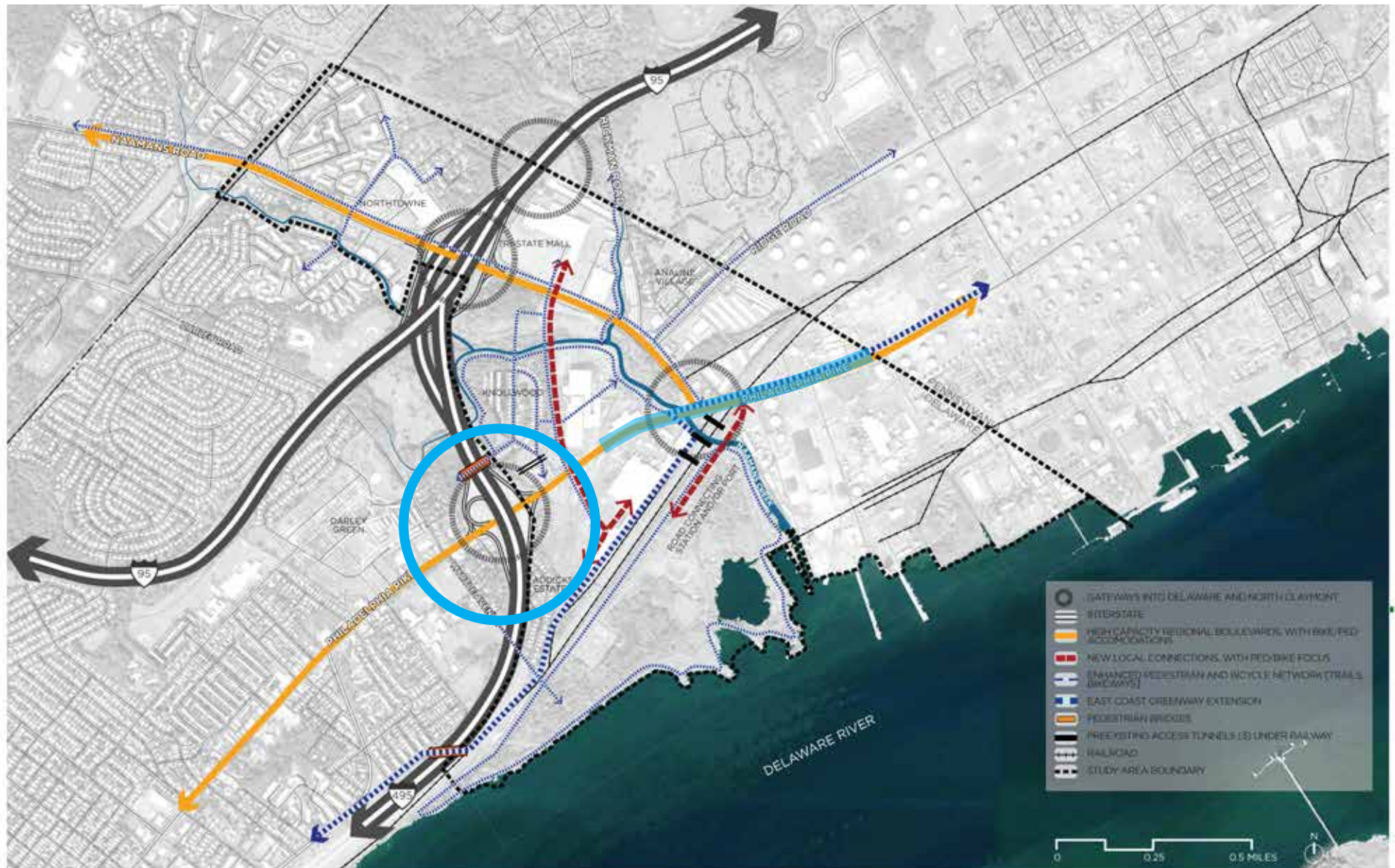
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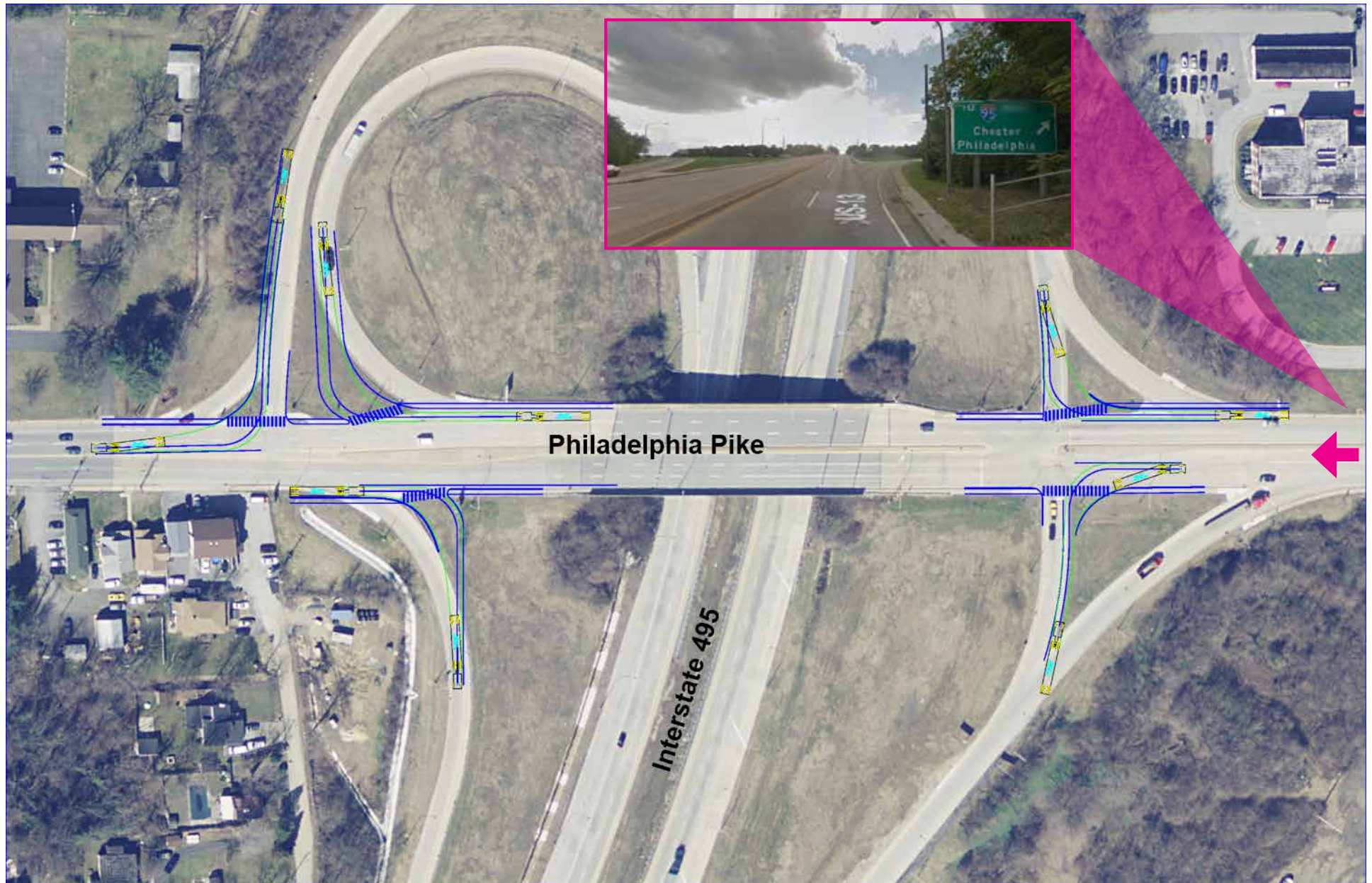
ROADWAY NETWORK



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

- **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 and ongoing plans?
- Do they address all of the goals?
- Are they feasible?
- Are there any elements missing?
- Any big ideas missing?

#1: Base Case



#2: Mixed-Use Nodes



#3: Port & Transit-Oriented Development



#4: Mixed-Use & Light Industrial



Having reviewed the scenarios...

- Any tweaks to the draft scenarios?
- Any missing elements/concepts?
- Any new big ideas?
- Any other metrics we could be analyzing based on the scenarios?

Next Steps / Schedule

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

Questions?